

SMALL ACREAGE AUCTION WRITTEN BIDS

Bids Due - Monday, April 28, 2025, 5:00 pm

4th Ave E, Mobridge, SD



**OPEN
HOUSE:**
**Tuesday,
April 8**
11am-1pm
5pm-7pm

What an incredible opportunity! This spacious 4.73-acre lot, next to a paved road on the edge of town, offers the perfect blank canvas to create your dream property. Whether you're looking to build your ideal home, raise animals, or even grow your own feed, this versatile land has the space you need.

The front portion of the property is within city limits, while the back portion lies just outside, offering the best of both worlds—convenience and privacy. City water and sewer lines are already available to the property, though not yet hooked up, and power is already on-site.

PROPERTY INFORMATION:

- **Legal:** N2N2S2SW4NW4 20-124-79, Walworth County, SD
- **Taxes (2024):** \$1292.18
- **Acres:** 4.73 • **Electric:** MDU • **Water:** City • **Septic:** City
- **Personal Property Included:** metal panels, railroad ties, metal fence posts, water tank



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With plenty of room for horses, livestock, or even a hobby farm, this property is a rare find and ready for you to turn it into your own paradise. Don't miss out on this prime location and endless possibilities!



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