

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**2 BEDROOM,
2 BATHROOM HOME**

Yankton, SD

**1,340 sq. ft. home
928 sq. ft. garage**

**OFFERED AT:
\$235,000**

ABOUT THIS PROPERTY:

Welcome to 1106 E 14th Street in Yankton! This well-maintained 2-bedroom, 2-bathroom home offers 1,340 sq. ft. of comfortable living space, along with an impressive 928 sq. ft. oversized garage that is sure to catch the attention of hobbyists, mechanics, and anyone needing plenty of room for storage and projects. The garage features two stalls, with one stall extending two-deep, heated, and an oil-changing pit—providing exceptional functionality and flexibility.





More About this Property:

Inside, the home has been cared for throughout the years and offers a finished bonus room in the basement, providing additional space for a home office, recreation area, hobby room, or whatever best fits your needs. Outside, enjoy a relaxing backyard complete with a deck and pergola, small garden area, and garden shed. Beautiful landscaping and underground sprinklers add to the property's curb appeal and make maintaining the yard a breeze.

Located in a quiet neighborhood just off Peninah Street, this home is within walking distance of Sertoma Park and the area ballfields. You'll also enjoy a short drive to the Riverside Park area and convenient access to grocery stores, shopping, and other everyday amenities.

A well-maintained home, great outdoor space, and an exceptional garage make this a property you won't want to miss!

Address: 1106 East 14th Street Yankton, SD 57078

Taxes - \$2,891.62

FEATURES:

- Well maintained home with 2 bedrooms and 2 bathrooms
- Great outdoor space with a deck and pergola, small garden area, and garden shed
- 2 car oversized garage
- Quiet neighborhood and within walking distance of Sertoma Park and the area ballfields



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**YANKTON COUNTY,
SOUTH DAKOTA**



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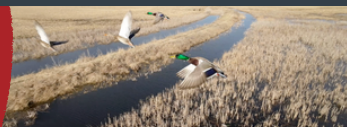
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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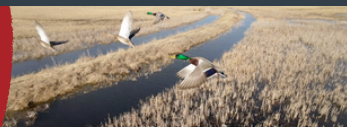






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About the Agent:

Geoff Kleinschmit was born in Yankton, South Dakota, and grew up in Northeast Nebraska. After attending high school in Crofton, Nebraska, he earned a Business Administration degree from Concordia University. He was then employed as a market specialist and location manager for Dakota Plains Ag Center, a progressive grain shuttle loader that provides grain-related business solutions to producers in the farming community.

When he is not working, Geoff can be found at the lake with his large family and close friends. His greatest passion is spot and stalk bow hunting, but Geoff loves the preparation before the hunt as much as the hunt itself. He enjoys shed hunting, running trail cameras, and taking inventory of what is on the ground, identifying ideal stand locations, and planting spring and fall food plots on the areas that he hunts.

Geoff is a supporter of Pheasant's Forever, Rocky Mountain Elk Foundation, and the Mule Deer Foundation. He lives in Yankton with his wife Lexi, boys Maverick and Miles, and their two dogs, Yeti and Wes.



If you are looking to buy or sell, Geoff is here to help. He strives to build long-lasting relationships with his clients as he guides them through the entire process, from listing to closing - and beyond.

GEOFF KLEINSCHMIT, LAND AGENT



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