







AMERICAN LEGACY LAND CO

# FOR SALE

## PRIVATRE COUNTRY LIVING

Centerville, SD

## 6 +/- Acres

***OFFERED AT:***

**$557,700**

## *ABOUT THIS PROPERTY:*

Enjoy the best of country living with this spacious 4 bedroom, 2.5 bathroom acreage sitting on 6+/- acres in Turner County. Surrounded by mature trees, this property offers a peaceful rural setting, abundant wildlife, and plenty of room to make it your own. Though private, this home is conveniently located 12 minutes from Centerville, 15 minutes from Lennox, and just 30 minutes from Sioux Falls.

The home features approximately 2,200 square feet of above grade living space, large kitchen and living room area with a gas fireplace, and a separate dining room. The primary suite offers an attached bathroom, a spacious walk-in closet, and a relaxing Jacuzzi tub. A convenient walk-through laundry and mudroom area adds everyday functionality, while the front porch and rear walkout deck provide great spaces to enjoy the surrounding landscape.

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## More About this Property:

Additional features include an attached heated garage, rural water service, and a roof replaced in 2022. The massive unfinished basement offers excellent potential for additional living space, recreation areas, storage, or future customization to suit your needs.

This property also features a 30' x 45' barn, 8' x 12' chicken coop, and detached 22' x 44' shed with electricity. Mature trees provide privacy, while deer are frequently seen throughout the property, adding to the appeal for those who appreciate wildlife and the outdoors.

If you're looking for space, privacy, and the charm of rural living with convenient access to Sioux Falls, this Turner County acreage is worth a closer look. Make it your own and enjoy the possibilities that come with country living.

Legal Description: TRACT A-2 OF PLAT OF GROSETH'S TRACT A, IN S1/2SW1/4 12-97-52 Turner County, SD
Address: 46336 287th St. Centerville, SD 57014
Parcel ID: 18000-09752-123-10
Directions: From Centerville, SD, head north on HWY 45 (Riverview Ave) for 3 miles. Turn east on 291st St. for one half mile. Turn north on HWY 43 (463rd Ave) for 4 miles. Turn east on 287th St. for one half mile. The property is on north side of the road.

# FEATURES:

- **6 +/- acres**
- **6.14 +/- deeded acres**
- **4 bed, 2.5 bath home**
- **2,200 +/- square ft home**
- **30 minutes to Sioux Falls**
- **Out buildings**
- **Surrounded by mature trees**
- **Unfinished basement**

# TURNER COUNTY,
## SOUTH DAKOTA



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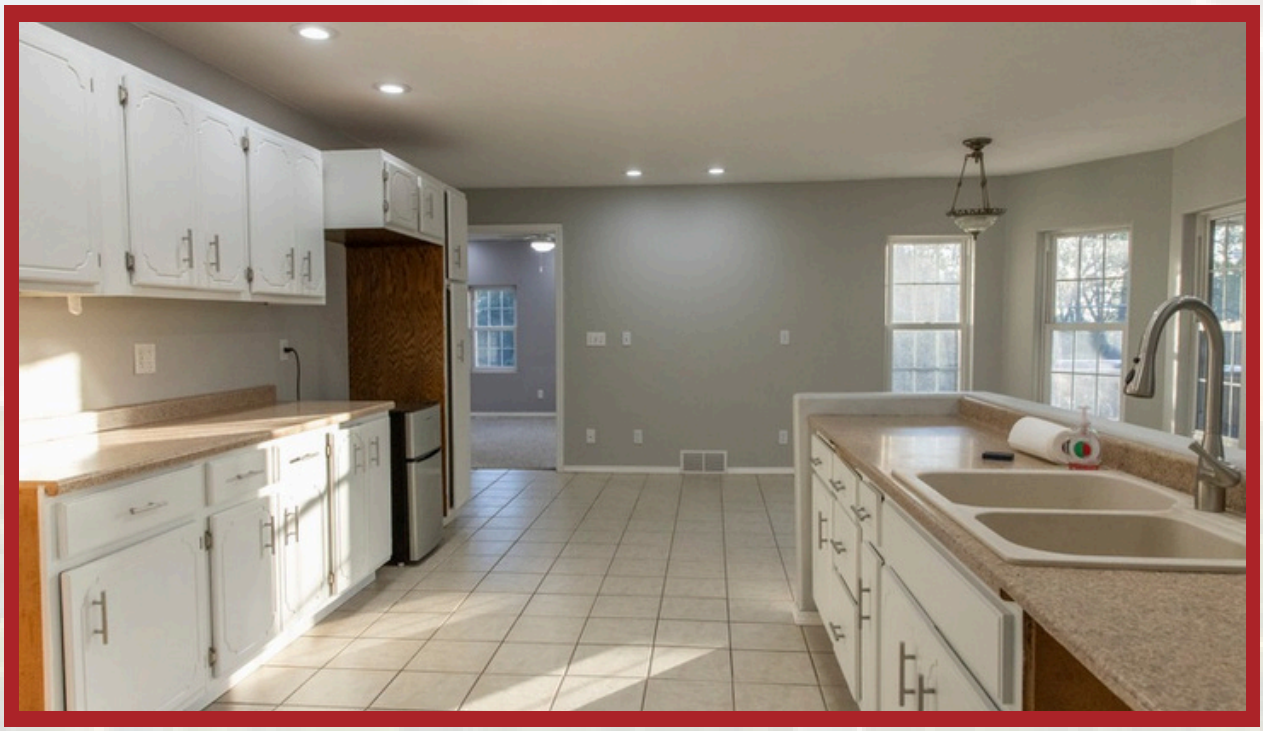




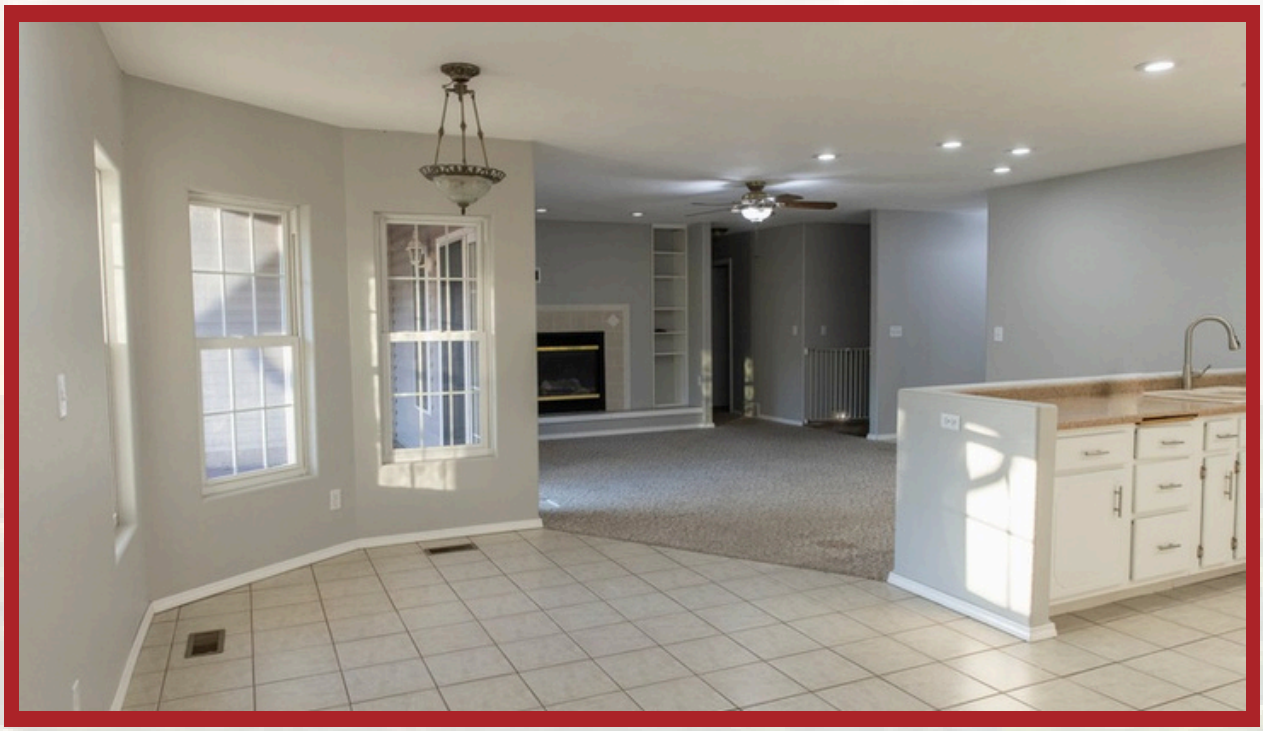




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# Listing Agents:

**Serving Eastern South Dakota**

**Nathan Hofer knows the joys that come with land development. He and his family have converted land into food plots and shelterbelts, enrolled cropland in CRP programs and, over the years, have cultivated some fantastic pheasant and whitetail habitat. Many people from around the nation have enjoyed incredible and memorable hunts on their 1,100 acres near Huron, South Dakota. Most recently, he's collaborated with Delta Waterfowl to install duck nests in order to increase local nesting pairs.**

**Nathan grew up traveling with his grandfather, competing nationally on the trap shooting circuit. This experience showed him that he enjoyed meeting people and allowed him to build a nationwide network. Today, that ability to connect with people helps him make real estate transactions quickly and efficiently. After graduating from Huron High School, Nathan obtained his Bachelor's degree in business and psychology from the University of South Dakota. After college, he worked in human resources before the opportunity came along to combine his love of the outdoors with his exceptional networking skills. At American Legacy Land Company, Nathan enjoys helping people fulfill their land dreams, whether it's for hunting habitat or prime farmland being added to the family legacy.**

**When he is not working, Nathan enjoys shooting sports, fishing, hunting, and attending Huron Christian Church. Nathan serves as a board member for the Isaac Walton League and Delta Waterfowl local chapters and is a member-at-large of Ducks Unlimited and Pheasants Forever.**




## Nathan Hofer

LAND AGENT
AMERICAN LEGACY LAND CO.

**605-350-6939**

**Nathan@AmericanLegacyLandCo.com**


**Kyle was born and raised in Huron, South Dakota, where he attended St. Martins, Holy Trinity and graduated from Huron High School. Between hunting, fishing, and helping out on the farm, Kyle spent most of his time outdoors resulting in the passions he has today. He learned the values of hard work by helping neighbors in the fields and respect for nature through wildlife conservation. Kyle attended the University of South Dakota, where he earned a Bachelor of Science in Psychology and Business Administration and Management from the University of South Dakota Beacom School of Business. At the University of South Dakota, he met his wife Marley, and they have since moved to Tea, SD with their dog Ellie to start their family.**

**Prior to coming to live out his dream of working outdoors with American Legacy Land Company, Kyle was a Branch Manager at Enterprise Holdings. He successfully managed his team to be the top-performing branch across the greater Siouxland area for multiple years running and was recognized company-wide with two awards: Best Overall Branch and Highest Operating Profit. Kyle brings this business expertise to American Legacy Land Company and offers the utmost attention to detail and effective communication to serve buyers and sellers alike. Kyle strives to build lifelong relationships with his clients by making their experience a top priority and ensuring clients feel included and informed through every step of the process.**

**Like many land agents, Kyle has a passion for the outdoors. While he enjoys many forms of hunting and fishing, his favorite pursuits are whitetail, mourning dove, elk, pheasants, turkey, walleye and spoonbill. When he's not hunting or working, he can be found woodworking, enjoying shooting sports, and hiking with Marley and Ellie. "It doesn't matter what I'm doing, as long as I'm in good company".**

**Kyle is grateful for all his wonderful clients and would love to work with you to help you achieve your land goals.**




## Kyle Grafsgard

LAND AGENT
AMERICAN LEGACY LAND CO.

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All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.