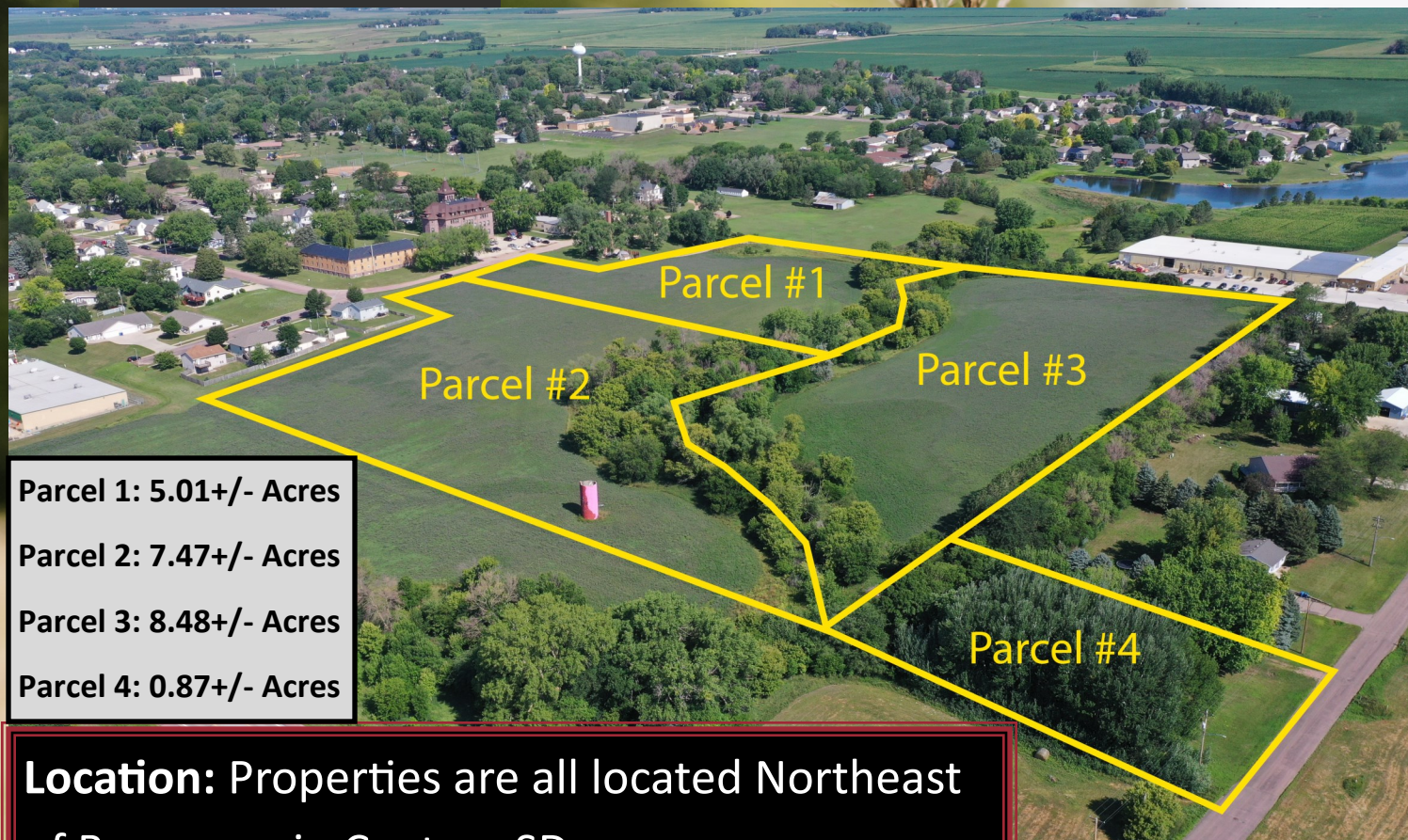


➤ 4 Individual Parcels

➤ Within City Limits & Currently Zoned Residential

➤ Water & Sewer Adjoins Properties



Parcel 1: 5.01+/- Acres
Parcel 2: 7.47+/- Acres
Parcel 3: 8.48+/- Acres
Parcel 4: 0.87+/- Acres

Location: Properties are all located Northeast of Bomgaars in Canton, SD.
Parcel 1 & 2 are accessed from Carroll St. (Parcel 2 also has access from HWY 18 from an access easement over the adjoining property to the South of Parcel 2).
Parcel 3 is accessed from the North on 1st St.
Parcel 4 is accessed from Noid Street.

SALE DRAWING - PARCELS 1 THROUGH 4

IN THE CITY OF CANTON, LINCOLN COUNTY, SOUTH DAKOTA



Price:

- Parcel 1: \$127,500.00
- Parcel 2: \$155,000.00
- Parcel 3: \$197,500.00
- Parcel 4: \$100,000.00

Terms:

- 15% Earnest Money Deposit Due With Offer
- Closing Day: Negotiable
- Buyer responsible to ensure that buyers use of property meets all zoning and city requirements and will be permitted on the property.
- Each parcel is sold as is where is with any/all defects and encroachments if any.

Agents Comments: These properties offer tremendous potential with the opportunity for having that perfect secluded acreage property within city limits or the opportunity to purchase a property with tremendous development potential in a growing community! Properties of this size are rarely offered for sale and are very hard to find within city limits!



1414 Main St.
Rock Valley, IA 51247
Zomercompany.com



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Land Listing



*Great Opportunity For A Large Acreage
Property Within City Limits
Or A Great Opportunity For
Potential Development
Within The City Limits Of Canton, SD*

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