



Property Address:	907 N Josephene Chamberlain, SD 57325
Auction Date:	Sept 30, 2021 - 6pm - Online Only
Legal Description:	Lots 7-12 HJ Kings Addition, Chamberlain
RE Taxes:	\$2658.32 (2020)

Unique Location Near the River Bank!

Quite possibly one of the more unique locations and pieces of property in the original part of downtown Chamberlain! This home sits on a huge .48 acre lot one block west of Main Street recessed into the north end of American Creek Campground! The one-owner home - since built new in the early 60s - has been well-maintained and ready for you to put your personal touches to it! The back yard workshop/pool house is 30' x 38' with over half of it insulated, finished and heated. Fantastic views of the Missouri River are just through the shade trees of the campground. Full-time or part-time home, this one will make you feel like you're on vacation every time you step outside. Come prepared to buy

Home Information	
Structure Type:	Single-family Ranch
Year Built	1961
Total Bedrooms	1 (plus)
Total Baths	2
Interior	Drywall
Siding	Masonite
Roof	Rubber Membrane - 2014 (approx)
Floors	Carpet, Vinyl
Wood Work	Maple + Prefinish
Cooling	Central
Heating	Electric Furnace
Irrigation System	Yes
Garage	Double - 30' w x 26' d
Outside Features	30' x 38' building with 23' width finished and 7' width covered storage/patio.



Room	Room Dimensions
Main Floor	1276 sq ft
Living	16' 5 x 13' 3
Dining	14' 9 x 13' 4
Kitchen	19' x 11' (Irregular size)
Bedroom	15' 5 x 11' 5
Bath	Full
Entry	7' 2 x 9' 8
Breezeway	5' 10 x 17' 4

Lower Level	1276 sq ft	Bath	Full
Living Room	9' 2 x 17' 2	Lot size	150' x 142'
Kitchenette	12' 4 x 17' 5	Pool (As-Is)	16' x 40' (Approx)
Non-Conforming Bedroom	9' 5 x 20' 9	Avg Electric	\$209.33/mo
Non-Conforming Bedroom	12' 5 x 12' 4	Showings	By Appointment