

PETERSON LAND AUCTION, LLC
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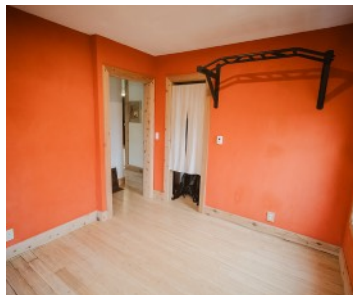
Property Address:	204 S River Chamberlain, SD 57325
Auction Date:	June 17, 2024 - 6pm
Legal Description:	See Website for Full Legal
RE Taxes:	\$1672.06 (2024)

Charming River Retreat!

Perched above the waters of Lake Francis Case near the iconic Old Highway 16 bridge, this modest yet inviting home offers a unique opportunity for those

seeking a blend of simplicity and natural beauty. Located just a stone's throw from downtown Chamberlain, this residence provides convenient access to local shops, dining, and more! The house is straightforward and boasts a clean and well-maintained interior, providing a blank canvas for you to personalize and make your own. The cozy layout is perfect for anyone looking to downsize, or those seeking a peaceful retreat. Auction details and online bidding will take place on PLAbid.com. Contact us to setup your private showing of this super property!

Home Information	
Structure Type:	Single Family
Year Built	1950
Total Bedrooms	2
Total Baths	1
Interior	Plaster
Siding	Stucco (2014)
Roof	Asphalt Shingles (2017)
Floors	Hardwood, Tile
Wood Work	Rough-cut, Pine
Cooling	Mini-Split
Heating	Propane Furnace + Pellet Stove
Irrigation System	None
Garage	None
Outside Features	River View



Room Dimension	Room Dimensions
Main Floor	754 sq ft
Living Room	10' 7 x 15' 6
Kitchen	10' x 13'
Bedroom	11' 2 x 9'
Bedroom	9' 6 x 10' 8
M. Bath	Full - Shower only

1/2 Story	240 sq ft
Bonus Room	11' x 11'
Landing Area	7' x 15'
Basement	754 sq ft (Unfinished)
	Laundry

Avg Electric \$77/mo
Lot Size: 45.89' x 153.70'
Property Shown by Appointment