

AMERICAN LEGACY LAND CO

FOR SALE

RESIDENTIAL PROPERTY

Yankton County, SD

.1977 +/- Acres

OFFERED AT:

\$315,000

ABOUT THIS PROPERTY:

Here's an opportunity to purchase a beautiful home near Fox Run Golf Course in Yankton, SD. With 2,390 square feet of total finished living space, this 3 bedroom, 3 bath home also includes a fourth non-conforming bedroom with a non-legal egress window - perfect for a home office, guest room, or flex space.

Step inside to an open and inviting floor plan where the living room seamlessly flows into the kitchen and dining area, creating a spacious feel ideal for both everyday living and entertaining. The main floor master offers convenience and comfort, along with two additional full bathrooms - one on the main level and another in the finished lower level. You'll also love the convenience of the main floor laundry.



More About this Property:

Through the garden room to the enclosed patio, walks you right out to the cozy, low maintenance backyard. A perfect setup for BBQ grilling with friends and enjoying your own space with the family. Best part is, you're steps away from the Augusta Community Park. Other great features would be the attached 2 stall garage, just off from the laundry/kitchen area. Enjoy the small garden shed in the back corner of the lawn for all your outdoor/lawn needs.

Don't miss out on this well-appointed home in a fantastic location.

Taxes: \$3,905.78

Legal Descriptions: Lot 7 in Block 2 of Club House Estates Subdivision in the City and County of Yankton, SD

Address: 639 Augusta Circle, Yankton, SD 57078

FEATURES:

- .1977 +/- Acres
- 3+ bedrooms / 3 bathrooms
- 2 car insulated garage
- Walking distance to Fox Run Golf Course
- Beautiful landscaping
- Private enclosed porch off the back and steps from Augusta Park
- Garden shed

**YANKTON COUNTY,
SOUTH DAKOTA**



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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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