

Bath Acreage
13552 394th Ave
Bath, SD 57427

\$400,000
4± Acres
Brown County



Bath Acreage
Bath, SD / Brown County

SUMMARY

Address

13552 394th Ave

City, State Zip

Bath, SD 57427

County

Brown County

Type

Residential Property

Latitude / Longitude

45.423089 / -98.349973

Taxes (Annually)

2121

Dwelling Square Feet

2612

Bedrooms / Bathrooms

3 / 1

Acreage

4

Price

\$400,000

Property Website

<https://talltinesproperties.com/property/bath-acreage-brown-south-dakota/85990/>



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PROPERTY DESCRIPTION

Nestled on a peaceful and private 4-acre property just minutes from Aberdeen, SD, this beautifully updated country oasis blends modern comfort with rustic charm. The centerpiece of this exceptional acreage is a spacious, fully updated 2,612 square foot home offering a thoughtful balance of character and functionality. With 3 generously sized bedrooms and a full bathroom, the residence has been tastefully renovated to meet today's standards while preserving the warm, welcoming feel of a country home.

The home's interior was expanded and enhanced in 2024 with a finished addition, adding valuable square footage and usability. A brand-new roof, also completed in 2024, adds to the property's appeal and peace of mind. Large, bright windows fill the home with natural light, while updated flooring and fixtures throughout elevate the living experience. Whether you're hosting family gatherings or enjoying quiet evenings, this home offers the space and ambiance to do it all.

Outside, the property is perfectly suited for both relaxation and recreation. A large fenced-in serenity garden offers a private outdoor retreat ideal for entertaining or enjoying a morning coffee surrounded by nature. Multiple flower gardens bloom beautifully through the seasons, adding bursts of color and fragrance throughout the landscape. For those who enjoy outdoor games, there are horseshoe pits ready for friendly competition and summer fun.

Equestrian or livestock enthusiasts will appreciate the well-maintained barn and fully fenced grazing area—ideal for horses, goats, or other animals. The barn, along with the detached garage, is powered by a brand-new generator installed in 2024, ensuring you're always covered, rain or shine. A separate whole-house generator offers further peace of mind, meaning you'll never be without power during storms or outages.

The detached garage serves not only as a practical storage space but also as a multifunctional hub. It includes a built-in bar, perfect for weekend gatherings or relaxing evenings, and a large open lay out good for food storage, game processing, or storage of bulk purchases.

Set on a quiet road, this property offers the rare combination of rural tranquility and close proximity to town amenities. The peaceful setting, framed by mature trees and open skies, provides exceptional privacy while still being just minutes from the conveniences, schools, healthcare, and shopping of Aberdeen.

Whether you're looking for a hobby farm, a peaceful homestead, or simply a spacious country property to call home, this one-of-a-kind acreage offers everything you need—and more. Move-in ready and packed with updates, it's truly a place where you can live, entertain, and thrive in harmony with nature.

Property Features

- **4 acres**
- **2612 square ft**
- **3 bedroom**
- **1 bath**
- **2.5 stories**
- **2024 addition**
- **2024 new roof house and detached garage**
- **2024 10k generator for barn and garage**
- **90x40 barn**
- **fenced paddock**
- **32x28 garage**
- **build in bar**
- **serenity garden**
- **horse-shoe pits**

Area Info



[Aberdeen Public School](#)

[City of Aberdeen SD](#)

[City of Bath SD](#)

[Events and Things to do in Aberdeen SD](#)

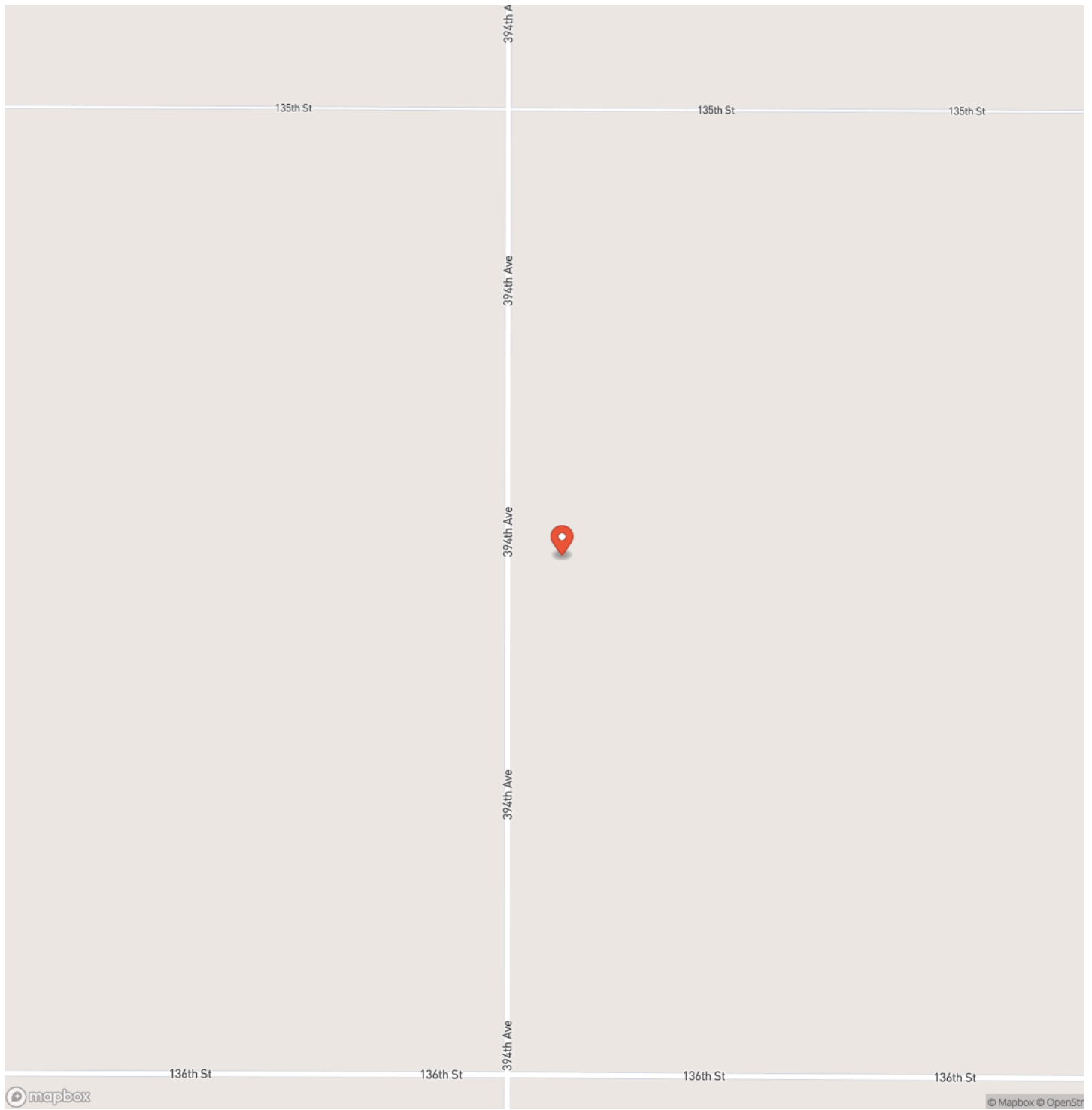
[SDGFP](#)



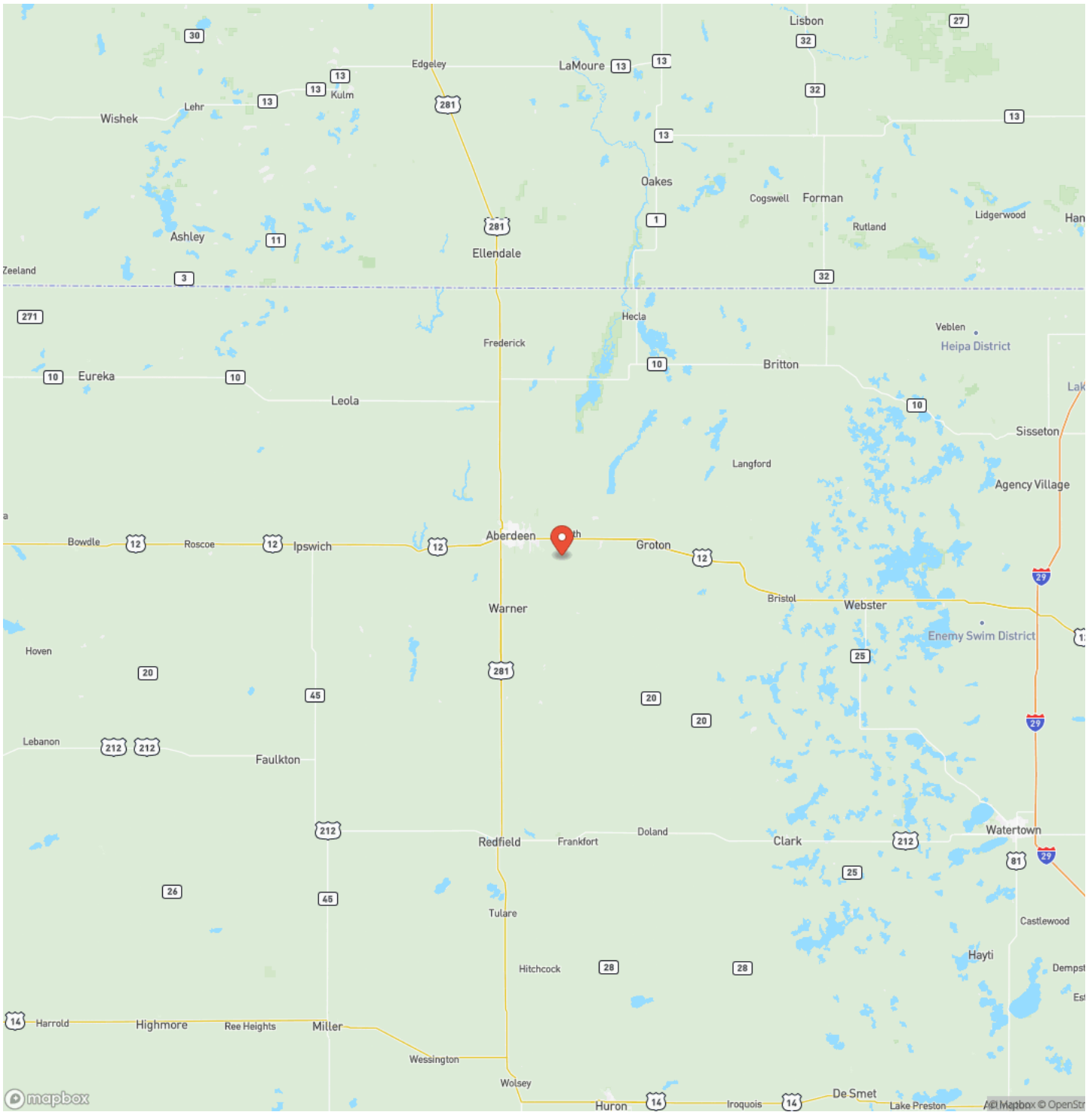
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Locator Map



Locator Map



Satellite Map



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