14.78 ACRES- (3) COMMERCIAL BUILDINGS & MODERN HOME - Mission Hill, South Dakota
30844 447 Ave.
Mission Hill, SD 57046

$945,000
14.78± Acres
Yankton County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
30844 447 Ave.

City, State Zip
Mission Hill, SD 57046

County
Yankton County

Type
Commercial, Residential Property, Business Opportunity

Latitude / Longitude
42.91744 / -97.25453

Dwelling Square Feet
2,200

Bedrooms / Bathrooms
4 / 2

Acreage
14.78

Price
$945,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

14.78 ACRES- (3) COMMERCIAL BUILDINGS & MODERN HOME

Contact Dan Rohrer, Broker 402-841-1360

This 14.78 acre rural property offers a unique opportunity to acquire three large commercial buildings formerly utilized as headquarters, dispatch center, repair service center, and storage drop yard for a nationwide heavy haul trucking enterprise.

This is a highly improved tract with unlimited future potential for a self-employed contractor, classic car collector, tractor enthusiast, small manufacturing venture, boat/rv storage facility, livestock boarding location, hobby farm, or much more!

This facility is conveniently located just east of Yankton, South Dakota near Mission Hill and has excellent access to nearby four lane Hwy. 50 heading east toward Interstate 29 or Hwy. 81 just to the west.

Improvements include:

Morton Building (44'x104')

- New in 2008.

- (3) upstairs offices, main level parts room & office, bathroom

- Fully climate controlled with (2) five-ton propane furnaces and central a/c

-17 ft. tall sidewalls

(2) 14' H x 20' W Overhead brand doors

-220-volt electrical service

Storage Building/Wood Shop (30'x60')

- Fully climate controlled with propane furnaces and central a/c units

- Well sealed with spray foam insulation

- Power & Manual opening overhead doors

-Full concrete floor

-Electrical Service

West Shop (40'x50')

-(1) Large overhead door

-220 Volt service

-Full concrete floor

- uninsulated non-climate-controlled environment

Modern Ranch Style Modular Home- (New in 2006)

-Approximately 2400 sq. ft on main level with 2200 sq. ft. unfinished full basement

-Zero entry into the home with no steps and handicap accessibility

-(4) Bedrooms, (2) Bathrooms featuring a stand-up shower & walk-in tub

-Large Kitchen with mobile island

-Spacious Living Room with electric fireplace & vaulted ceilings

-Central Dining Room

-Four Season room with separate HVAC system

-Abundant storage throughout the entire house and walk-in closets in all bedrooms

- Attached carport

-Propane furnace and central a/c

-Concrete patio

-Established mature shade trees & landscaping

-Circular driveway with pond

-(2) wells serve the property

-Septic System installed in 2006

-Roof replaced in 2012

-(2) propane tanks-*owned*

-Culligan Water filtration system- *leased*

You must walk through the buildings to appreciate the offering. The surrounding land also offers future potential for truck or equipment parking, could be fenced for horses or livestock, or utilized for future expansion of the business. The listing is being shown by appointment

only to pre-qualified buyers. Call for complete details and to set up a time to inspect this unique property!





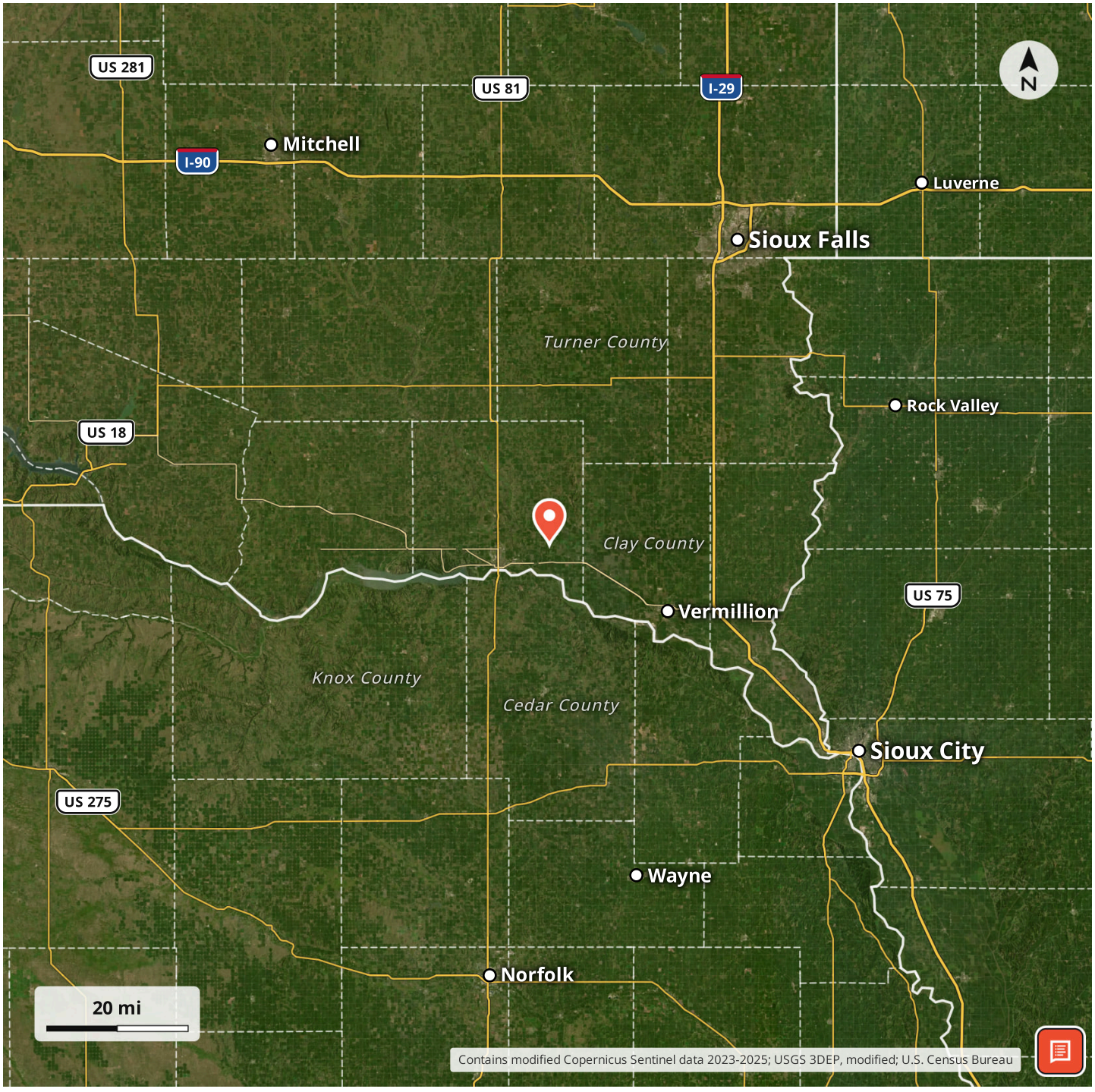




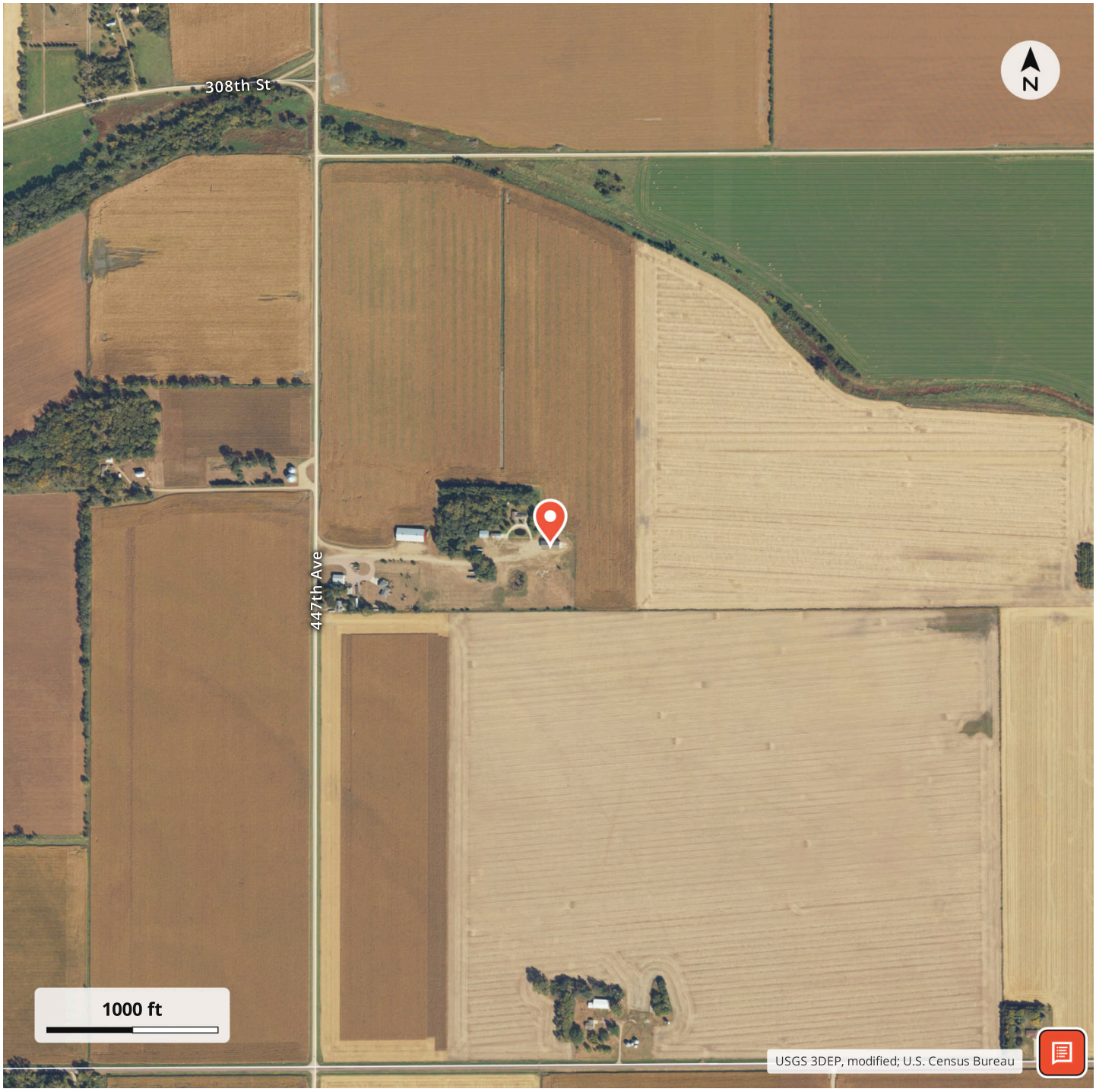




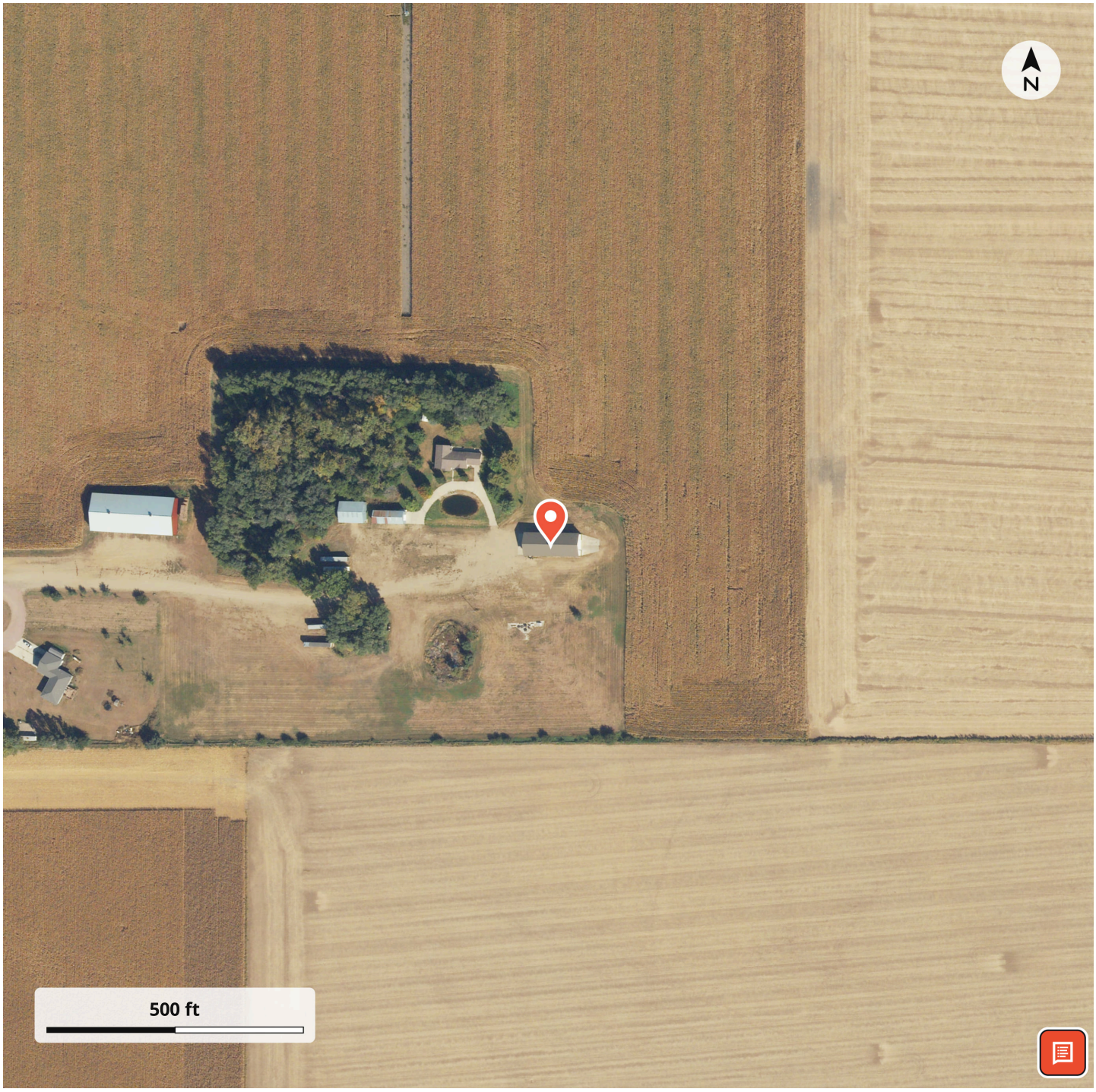
Regional Map



Locator Map


308th St
447th Ave
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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