Acreage For Sale 31332 Niles School Rd. Springfield, South Dakota
31332 Niles School Rd.
Springfield, SD 57062

$489,000
19.75± Acres
Bon Homme County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
31332 Niles School Rd.

City, State Zip
Springfield, SD 57062

County
Bon Homme County

Type
Hunting Land, Horse Property, Residential Property

Latitude / Longitude
42.846402 / -97.921706

Dwelling Square Feet
1,100

Bedrooms / Bathrooms
2 / 1

Acreage
19.75

Price
$489,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

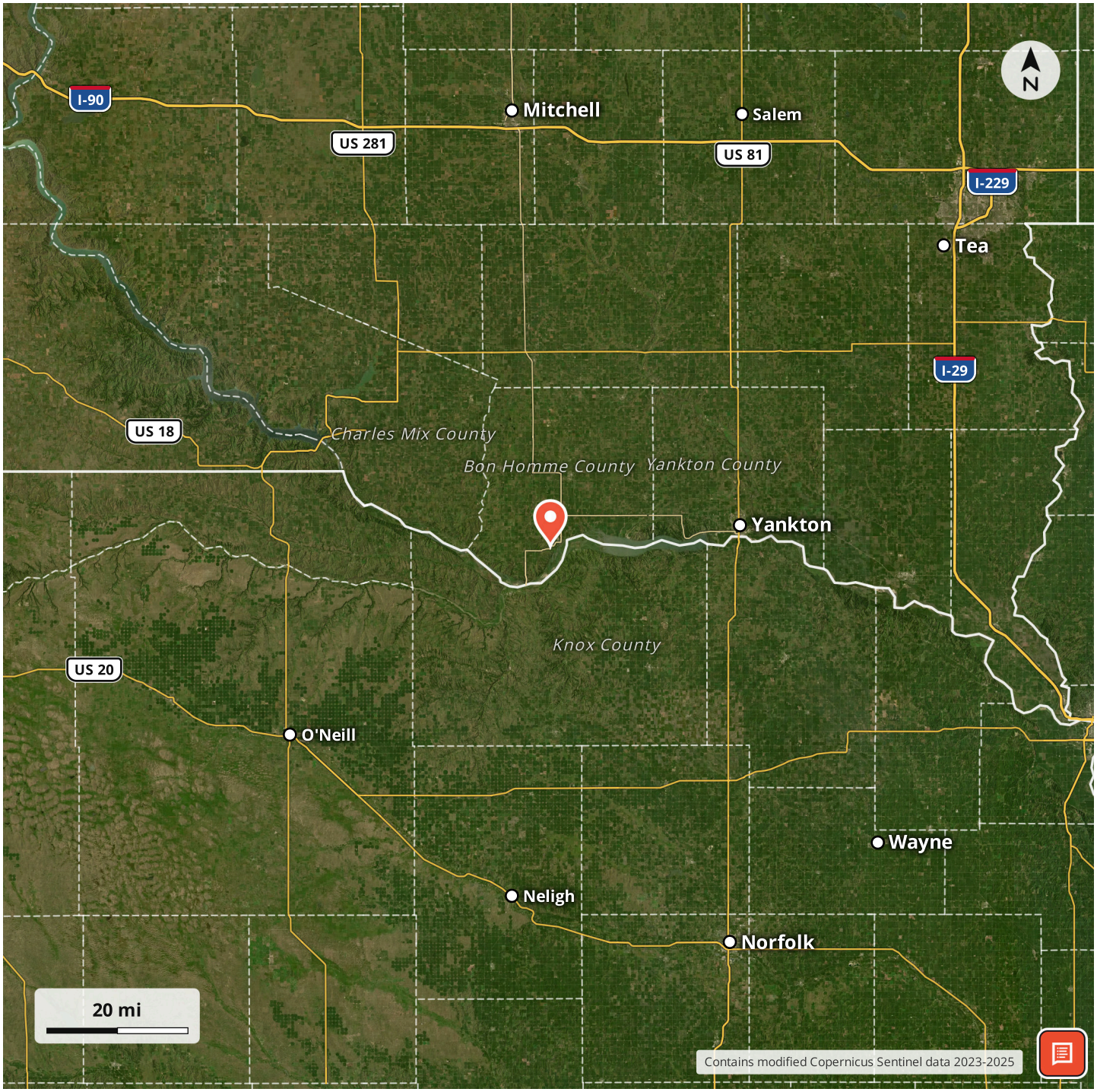
31332 Niles School Rd. Springfield, SD 57062 Contact Dan Rohrer, Broker (402)841-1360 Description: Wow, here is an opportunity to purchase a very unique property. Locally known as *Half Ass Acres*, this well kept stately little acreage situated on approximately 19.75 acres, more or less, is nestled down in a picturesque valley surrounded by beautiful groves of hardwood trees and grass pastures. The potential with this property is endless, with it being suited as a full time residence, weekend recreational cabin, hobby farm, future air bnb rental, and so much more! Improvements include a cozy A-frame cabin/home situated high on the hill overlooking several horse/livestock barns directly below, along with a heated shop on a second parcel to the southeast and a third parcel to the southwest consisting of a pasture with permanent livestock facilities. Back in the 26'x24' cabin, a large carpeted open loft looks down over a modern kitchen (appliances included) below with a wrap-around bar, one main level bedroom with closet storage, a full bath, and a dining/living area. The main level has nice wood flooring throughout and a mini-split heating/cooling system and secondary electrical heating. The lower level in the full walk-out basement offers a large entertainment room, one bedroom, and a laundry/utility room. The basement was constructed with solid poured concrete walls, has (4) egress windows, vinyl plank flooring, a supplemental gas heater, and a lot of natural light. The exterior of the cabin/house offers a large deck (14'x24') overlooking the valley below, and covering the lower level concrete patio beneath along with surrounding retaining walls. The property is served by a private well, septic and the two propane tanks are owned. Additional water systems include an AO Smith gas hot water heater, a Culligan water softener, and Culligan reverse osmosis system. The large workshop/equipment storage building (24'x60') has a full concrete floor and is fully insulated, wired, and heated with a propane furnace. The electric overhead door measures 14' wide x 11.5' tall. The open front horse/livestock barn is 19'x28' with an additional 9'x9' feed shed/tack room attached. A second 16'x20 two stall horse barn sits below the residence next to a steel round horse pen. There is also an additional 13'x37' hay shed in the southwest pasture. Other features include numerous water hydrants, automatic livestock waterers, rubber tire water tanks, heavy duty gates, and extensive steel fencing. This is a premier property that has been meticulously maintained and absolutely must be seen to be appreciated. The mature hardwood forests on the property create a park-like atmosphere and offer abundant wildlife habitat. The property has excellent paved road access and is conveniently located approximately 1.7 miles from all the services offered in the nearby town of Springfield, SD. The surrounding area also offers some of the best hunting, fishing, golfing, and river access South Dakota has to offer. Showings by pre-scheduled appointments to pre-qualified buyers! Call for more details- you won't be disappointed! **Directions:** From the west edge of Springfield, SD- Take 314th Street approximately 1.7 miles southwest **2025 Taxes:** $ 1,977.44








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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