

Yankton Properties

Yankton, SD 57078

Sale Price

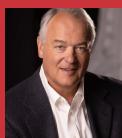
SEE LOT PRICING ON
PAGE 2

PROPERTY HIGHLIGHTS

- Lots can be purchased separately
- Exceptional location along the Missouri Riverfront
- Located near existing development and public recreation areas
- Ideal for a variety of development opportunities
- Unique opportunity to capitalize on riverfront exposure
- Convenient access to main roadways, downtown amenities, and highways

LOCATION DESCRIPTION

Located along E 2nd Street, Mulberry Street, and Pine Street in well-connected industrial area. The location offers convenient access to nearby businesses and major routes.



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KERRY WOEHل
The Move Group
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2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

PROPERTY DESCRIPTION

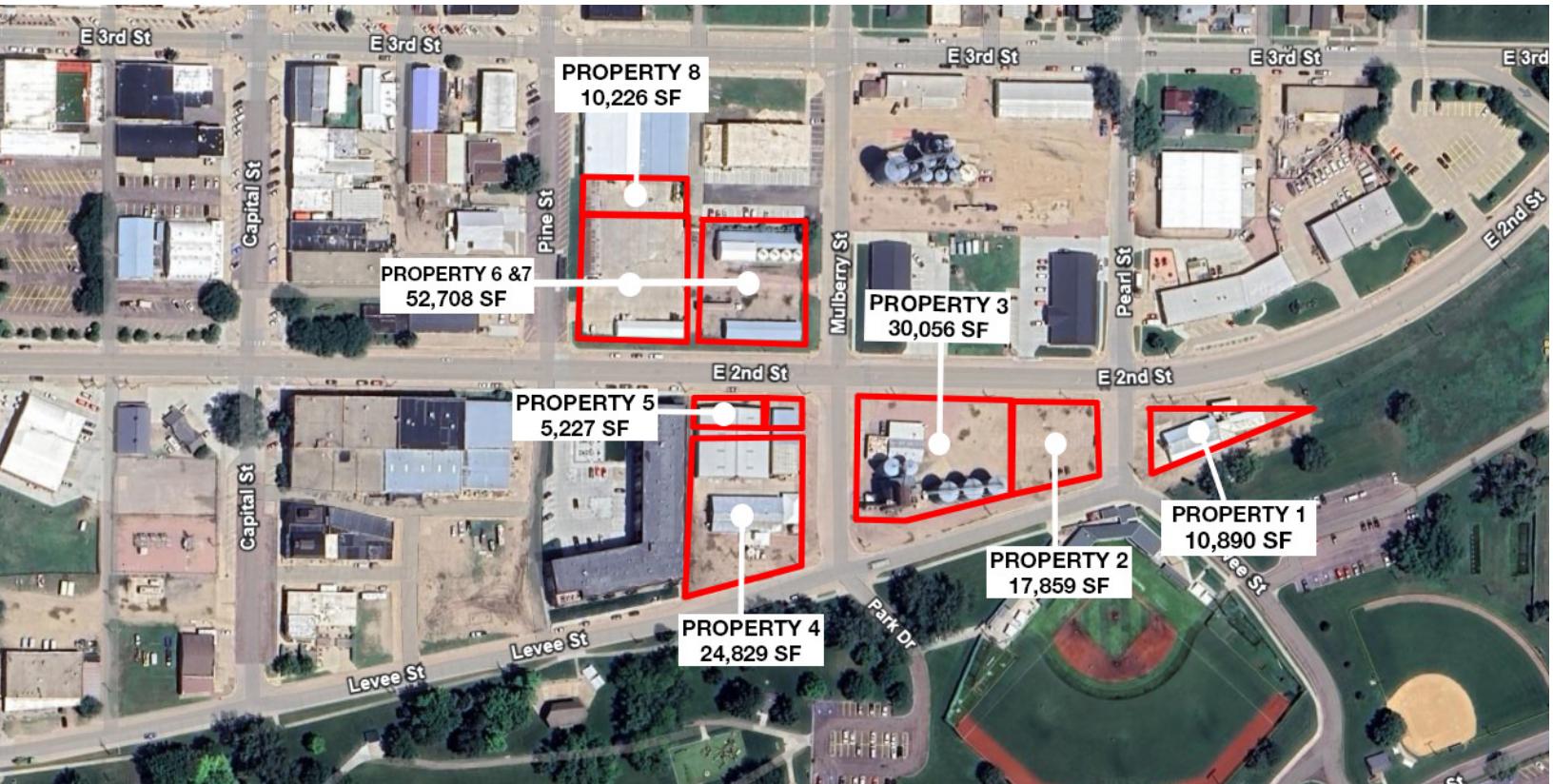
YANKTON PROPERTIES

Yankton, SD 57078

FOR SALE

Industrial

Address	Property # on Map	Description	Lot Size (Sq.ft.)	Broker Estimated Land Value/Sq.ft.	Broker Estimated Land Value
114 Mulberry Street	1	Easternmost lot - Fertilizer	10,890 SF	\$10.00 / SF	\$108,900
No Address	2	East end of middle lot	17,859 SF	\$10.00 / SF	\$178,590
114 Mulberry Street	3	Middle lot with large bins, elevator, office	30,056 SF	\$10.00 / SF	\$300,560
309 E. 2nd Street	4	South portion of Western lot	24,829 SF	\$10.00 / SF	\$248,290
309 E. 2nd Street	5	North portion of Western lot	5,227 SF	\$10.00 / SF	\$52,270
No Address	6 & 7	Two lots on North side of East 2nd street	52,708 SF	\$8.00 / SF	\$421,664
301 E. 3rd Street	8	North most lot	10,226 SF	\$8.00 / SF	\$81,808



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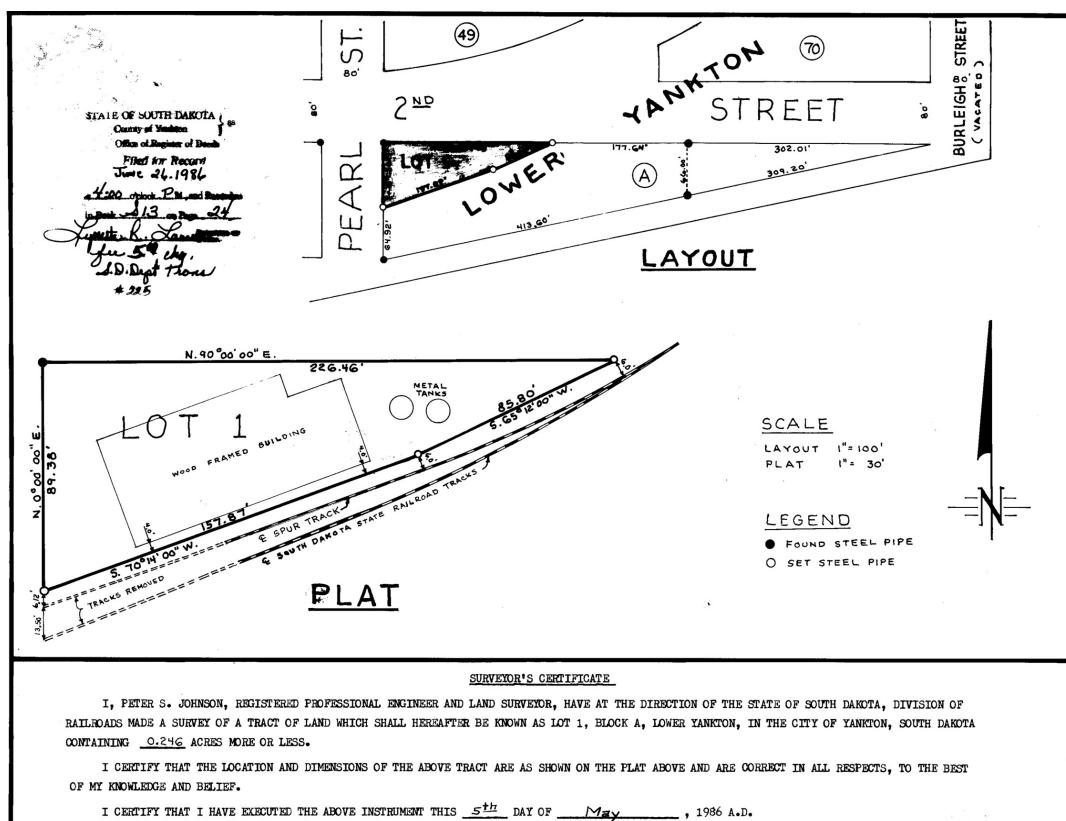
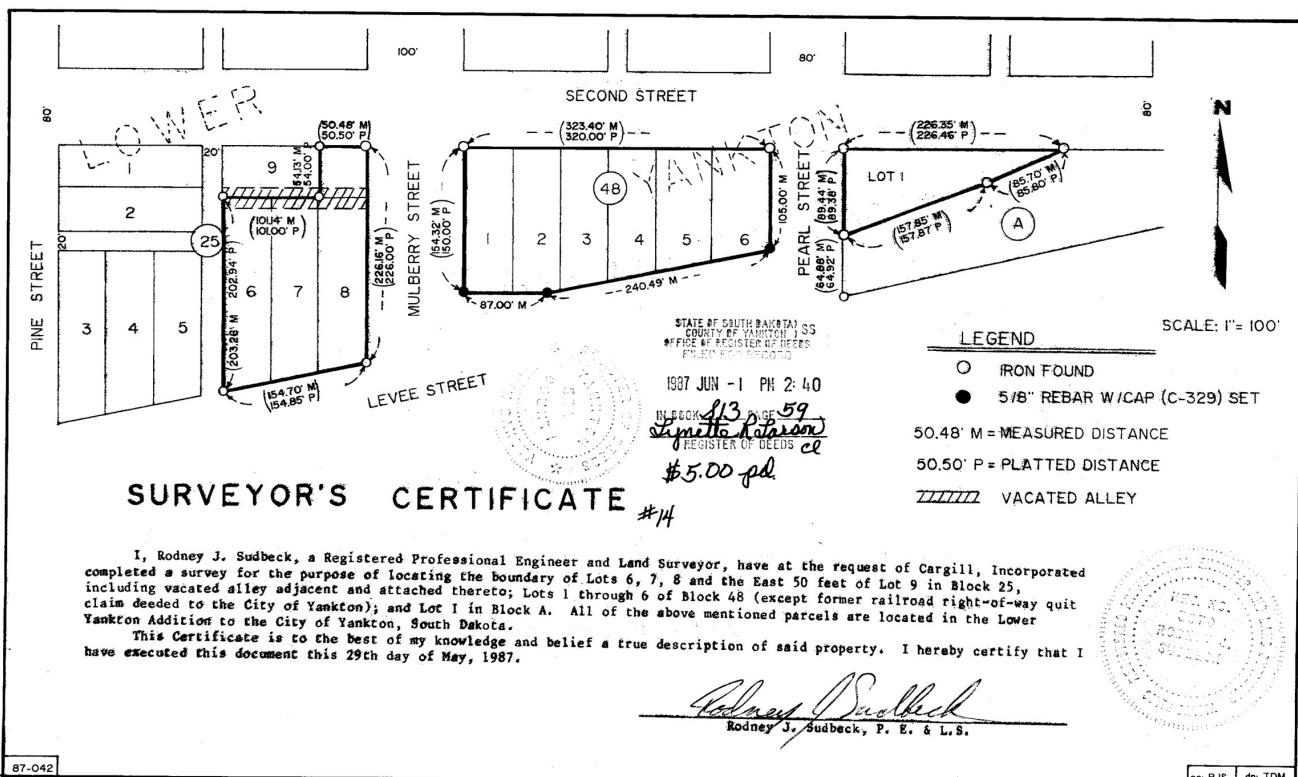
PLAT MAPS

YANKTON PROPERTIES

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FOR SALE

Industrial



SURVEY DOCUMENTATION

YANKTON PROPERTIES

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FOR SALE

Industrial

I hereby certify that the adjoining map of lower Yankton is strictly conformable to a survey made by me in Nov. 1867 by direction of C.F. Picotte and W.A. Burleigh N.& S. Streets are 100 feet wide except Pearl Picotte & Burleigh streets which are 80 feet- Douglas Avenue is 120 feet- Alleys are 20 feet wide- Main Street is 100 feet wide and all other E. & W. Streets are 80 feet wide. Lots North of Main Street are 66 x 150 feet. Lots South of Main Street are 44 x 150 unless otherwise marked on the map. Stones are planted at the corners marked by a Star.

M. R. Armstrong.
County Surveyor Yankton County.

We hereby acknowledge the adjoining survey and plat of lower Yankton situated on Section 18 T. 93. N. R. 55 W. as made by M.K. Armstrong County Surveyor under our direction and we further acknowledge the same to be our free act and deed, hereby giving all streets alleys and the Levee as Public grounds.

In Presence of

William Tripp
John J. Thompson
Enos. Stutman
Geo. W. Propter

W. A. Burleigh (seal)
C. F. Picotte (seal)

Yankton County
Territory of Dakota

On this thirteenth day of January A. D. 1868 personally appeared before William Tripp a Notary Public the above named W. A. Burleigh and C. F. Picotte and acknowledged this plat to be their voluntary act and deed.

(seal) William Tripp
U.S.R.S. Notary Public
.05c

Filed for Record this 18th day of January A.D. 1868 at 12:00

James S. Foster
Register of Deeds.

See Page 509

Yankton South Dakota. April 23rd 1895
We the undersigned do hereby certify that: Whereas: The Stone monument marking the N.E. corner to Block number Twenty (20) Lower Yankton is in danger of being destroyed and the true corner to said Block being lost by reason of grading Pine Street and Sixth Street.

Therefore be it remembered, that on the 23rd day of April A.D. 1895 we Edward Palmer City Engineer of the City of Yankton and Birney C. Wooley a practical civil Engineer and Surveyor, did excavate and place 3 inches below grade the same identical stone marked with a x and that the said Stone and x occupied precisely the same vertical plane that it did before being lowered to the place where it is now located.

Edward Palmer
Birney C. Wooley

Filed for record May 20th 1895, at 2:30 P.M. recorded in Book G. on page 501

Henry Grebe, Register of Deeds.



VOTE
JERRY BIENERT
YANKTON COUNTY COMMISSION

See S 11-18
for Blk 53

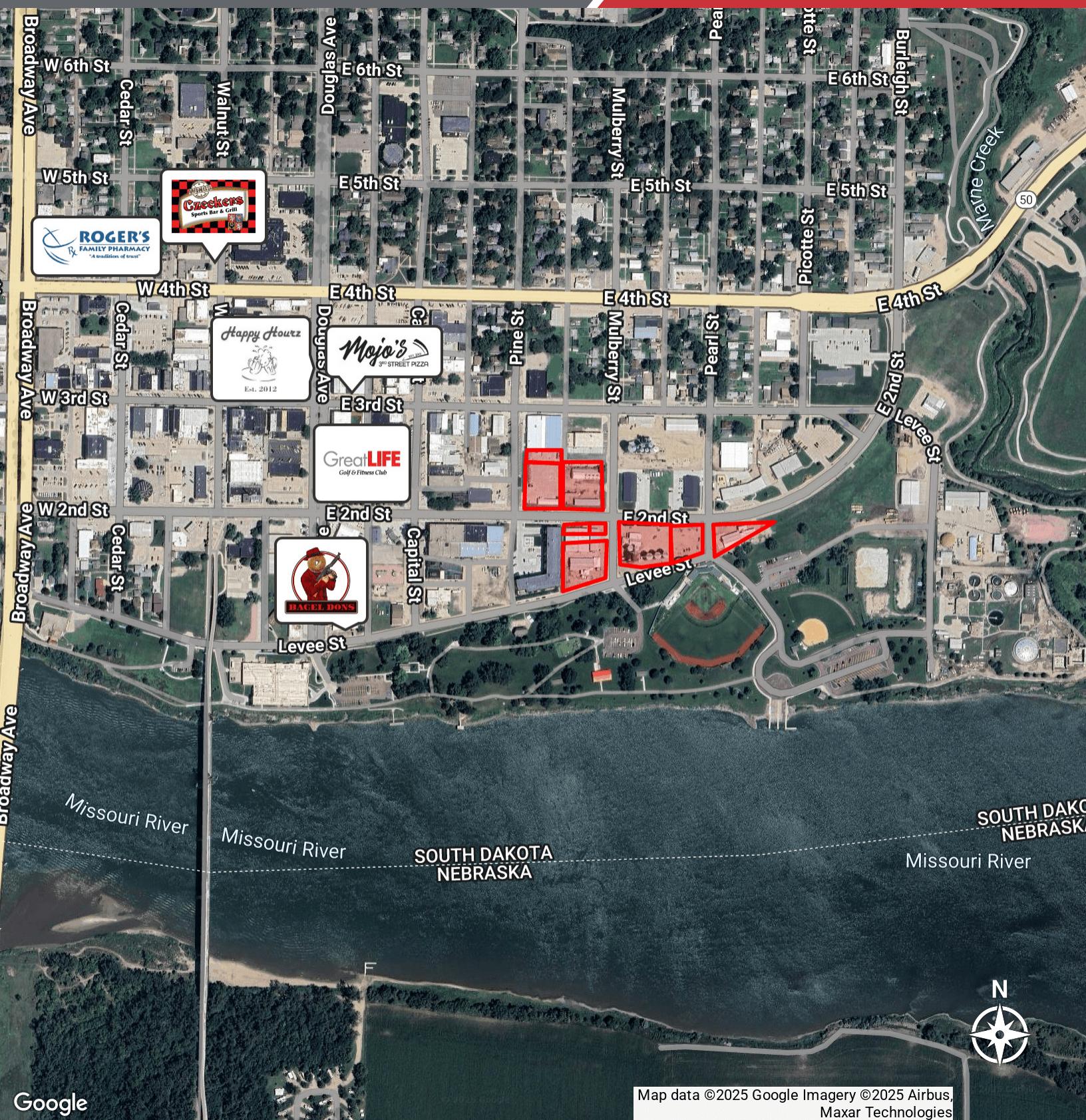
LOCATION MAP

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