



7N Arena is one of the premier equestrian facilities in eastern South Dakota. 7N is conveniently located on Hwy 37, 4.5 miles west of Springfield, SD or about 30 minutes west of Yankton, SD. As a destination for numerous horse competitions and cattle sales, the arena offers a great opportunity to carry on its reputation. Two of the larger buildings are big enough to handle all your needs: 150x240 main arena and 50x87 sale barn. The property has numerous other sheds and grain bins. Surrounding the building site are 90 acres of prime farmland providing a livestock feed source.



The finale to this offering is a 2,600 square feet, 5 bedroom, 3 bath ranch style home. Built in 1998 this comfortable home features a large open family/dining/kitchen, fireplace, heat pump, office, two decks and a two car insulated garage. This property is in Bon Homme County and the annual real estate taxes are \$3508.66. If you are looking for an arena that has a reputation and is ready to go, 7N is it. Please give us a call for a private showing.

\$1,950,000



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