

McCook 151

151.38 Acres | McCook County, SD | \$1,160,000



HAYDEN  OUTDOORS.

McCook 151

TOTAL ACRES:

151.38

PRICE:

\$1,160,000

COUNTY:

McCook County

CLOSEST TOWN:

Bridgewater, SD

Activities & Amenities:

Farm/Crops/Ag

Hunting - Big Game

Hunting - Small Game

Hunting - Upland Birds

Hunting - Waterfowl

Income Producing

Land Details:

Address: 260th, Bridgewater,
South Dakota 57319, USA

Total Acres: 151.38

About This Property

Located just 4.5 miles northeast of Bridgewater, SD, this 151.38± acre parcel offers an exceptional opportunity for both ag producers and wildlife enthusiasts. Positioned in the NW¼ of Section 29, Township 102N, Range 55W, Emery Township, McCook County, South Dakota, this tract features productive cropland, diverse soil types, and wildlife habitat.

Land

Total Acres: 151.38±

Cropland: 89.82± acres historically planted to a corn/soybean rotation

Soil Productivity: Weighted average Productivity Index of 63.9 (Surety AgriData)

Topography: Gently rolling terrain with elevations ranging from 1,434 to 1,451 ft

Flood Zone: 100% located in Zone X – Area of minimal flood hazard (FEMA, 2025)

Wetlands: 51.15± acres of freshwater emergent wetlands and lake area

Lease Status: Open for the 2026 crop season

Approximately 51.15± acres are designated wetland and open water, creating valuable habitat for waterfowl, pheasants, and deer. These features enhance recreational value and may offer future opportunities for habitat conservation programs.

Land

The property is made up of primarily Class II and III soils with notable types such as:

- Clarno-Ethan-Bonilla loams (EbC, ChB): Well-drained, Class IIIe
- Clarno loam (CcB) and Clarno-Davison loams (CeB): Class IIe, highly productive
- Worthing silty clay loam (Wo): A very poorly drained, lower-PI soil

Weighted average Productivity Index: 63.9

This is a well-balanced tract that brings together productive farmland, solid soil ratings, and rich wildlife habitat in a quiet and accessible South Dakota setting. Whether you're expanding your operation, entering the farmland market, or looking for a recreational asset with income potential – this property checks all the boxes.





Recreation

For the passionate outdoorsman or seasoned hunter, this property sits in the heart of some of South Dakota's finest hunting country. McCook County is renowned for its exceptional pheasant hunting, with rolling fields, native grasses, and prime habitat that consistently attract strong pheasant populations. The annual fall opener is a celebrated tradition here, drawing hunters from across the country and with ample space and natural cover, this land offers the chance to step right out your door and into some of the best upland hunting around.

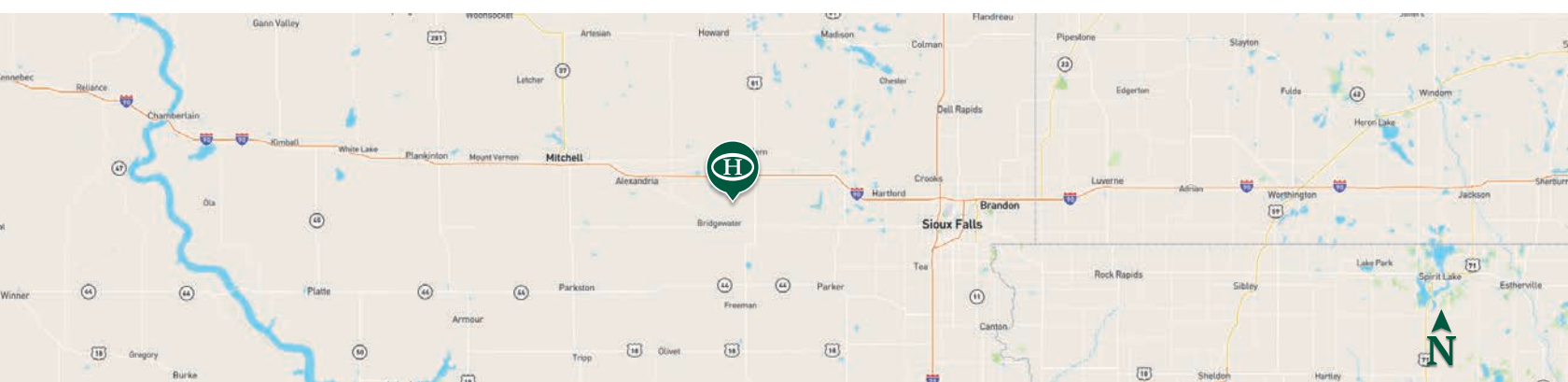
Beyond pheasants, the area also provides incredible waterfowl and deer hunting opportunities. Situated within the Central Flyway, the region sees consistent fall migrations of ducks and geese across its wetlands, sloughs, and harvested grain fields, ideal for field hunting or layout blinds. Meanwhile, whitetail deer are abundant, and whether you're pursuing archery, muzzleloader, or rifle seasons, this property offers a mix of open areas, cattail sloughs and crop fields. If you're looking for a turn-key location to enjoy South Dakota's top-tier hunting heritage, this property delivers in every season.

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 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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