River Frontage | Tillable & Recreation

394.90 Acres | Walworth County, SD | $2,700,000

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Activities & Amenities

Boating/Sailing/Rafting

Cattle/Ranch

Development Potential

Farm/Crops/Ag

Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl

Income Producing

Pond/Lake

Stream/River

Waterfront

State Hunting Unit: 63

Land Details

Address: 12541 HWY 1804, Mobridge, South Dakota 57601, USA

Total Acres: 394.90

Deeded Acres: 394.90

Leased Acres: 62.00

Zoning: Ag

Tillable/Crop/Orchard Acres: 122.21

Pasture Acres: 272.79

Estimated Taxes: $4,100 - 2025

About This Property

Commanding a high promontory above a sweeping bend of the Missouri River, Land's End is a rare riverfront property combining productive agricultural land with exceptional recreational and home-site appeal. Spectacular views, food plots, quality cover, and limited hunting pressure have created a true refuge for pheasant, chukar, whitetail, and mule deer, an uncommon offering along the Missouri River.

Land

Land's End encompasses approximately 394± acres of scenic Missouri River country, combining productive farmland with exceptional wildlife habitat. The property includes 122.21± acres of productive tillable cropland, providing reliable income, along with a modest allocation of CRP that supports conservation and habitat diversity. The balance consists of native grass pasture and riverfront terrain featuring rolling topography, natural draws, and secluded cover that attract and hold wildlife exceptionally well.

Elevated ridges and rolling river breaks offer breathtaking, panoramic views across the Missouri River valley and surrounding countryside, defining the beauty of this iconic region. This diverse mix of cropland, pasture, CRP, and riverfront habitat supports strong wildlife populations while maintaining agricultural productivity, making the property equally attractive to recreational buyers and long-term land investors.

Approximately 62± acres are currently leased from the South Dakota Department of Game, Fish and Parks for grazing.

Improvements

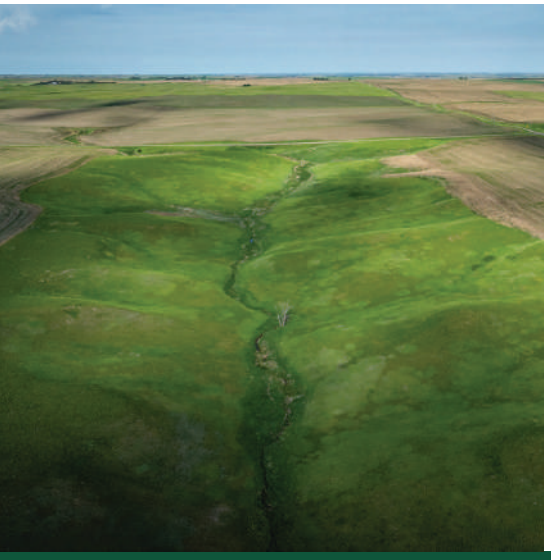
An elevated building site overlooks Oak Creek on Lake Oahe, offering broad views across the surrounding landscape. The property is otherwise unimproved, providing a blank canvas for future development. Rural water and electricity are available nearby, positioning the property well for the construction of a residence, lodge, or operational headquarters.

Recreation

Land's End offers an exceptional blend of pasture, cropland, and CRP, creating outstanding wildlife habitat with a strong emphasis on upland birds. CRP acres provide prime nesting and winter cover, while pasture ground and natural draws deliver shelter, security, and protection from pressure and harsh weather. This diverse landscape creates ideal edge habitat, abundant insect life for chick survival, and reliable water sources, resulting in consistently strong pheasant hatches and outstanding hunting year after year. Strong farming practices maintained over decades have preserved and improved soil quality, reinforcing South Dakota's reputation as the Pheasant Capital of the World.

Beyond upland birds, the property supports excellent whitetail and mule deer genetics, aided by high-quality habitat and limited pressure. River-break draws provide critical cover and seclusion, allowing deer to mature and remain on the property. Where these draws meet crop fields, natural travel corridors form key areas for feeding, staging, and daily movement, creating ideal conditions for holding and producing trophy-caliber animals.

Adding to its appeal are the expansive views that deliver peaceful mornings, dramatic sunsets, and a constant connection to the natural beauty of the Missouri River region. Proximity to Lake Oahe provides access to exceptional fishing and boating opportunities, including renowned walleye and salmon fisheries, enhancing the property's year-round recreational value.



Agriculture

Soils & Productivity

Soil Productivity Index (Tillable Acres): Weighted average PI 71 across the 122.21± tillable acres

Primary Soil Types (Tillable Acres):

- Linton–Mandan silt loams – 66.0% | Class IIIe | PI 77 | Well-drained
- Linton silt loam – 14.7% | Class IIe | PI 82 | Well-drained
- Sutley silt loam – 13.2% | Class IVe | PI 54 | Well-drained

History

Located just east of Lake Oahe, Mobridge is a historic community founded in 1906 as a key Missouri River crossing on the Chicago, Milwaukee & St. Paul Railroad, earning its name from the telegraph shorthand "MO Bridge." The region sits along the Missouri River/Lake Oahe corridor and has deep Native American roots, with longstanding Lakota and Arikara heritage and notable historical sites nearby. Today, Mobridge serves as a gateway for world-class outdoor recreation: fishing, hunting, and water sports and supports the surrounding ranching and agricultural economy.

Location

Situated directly across the road from the Mobridge Country Club, approximately three miles from the Mobridge Municipal Airport with its recently improved 4,400-foot runway, and less than a mile from the center of town, the property offers an uncommon balance of privacy and accessibility. Land's End is exceptionally well positioned along one of the Midwest's most established river corridors.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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- RICK STEINER, SELLER/BUYER

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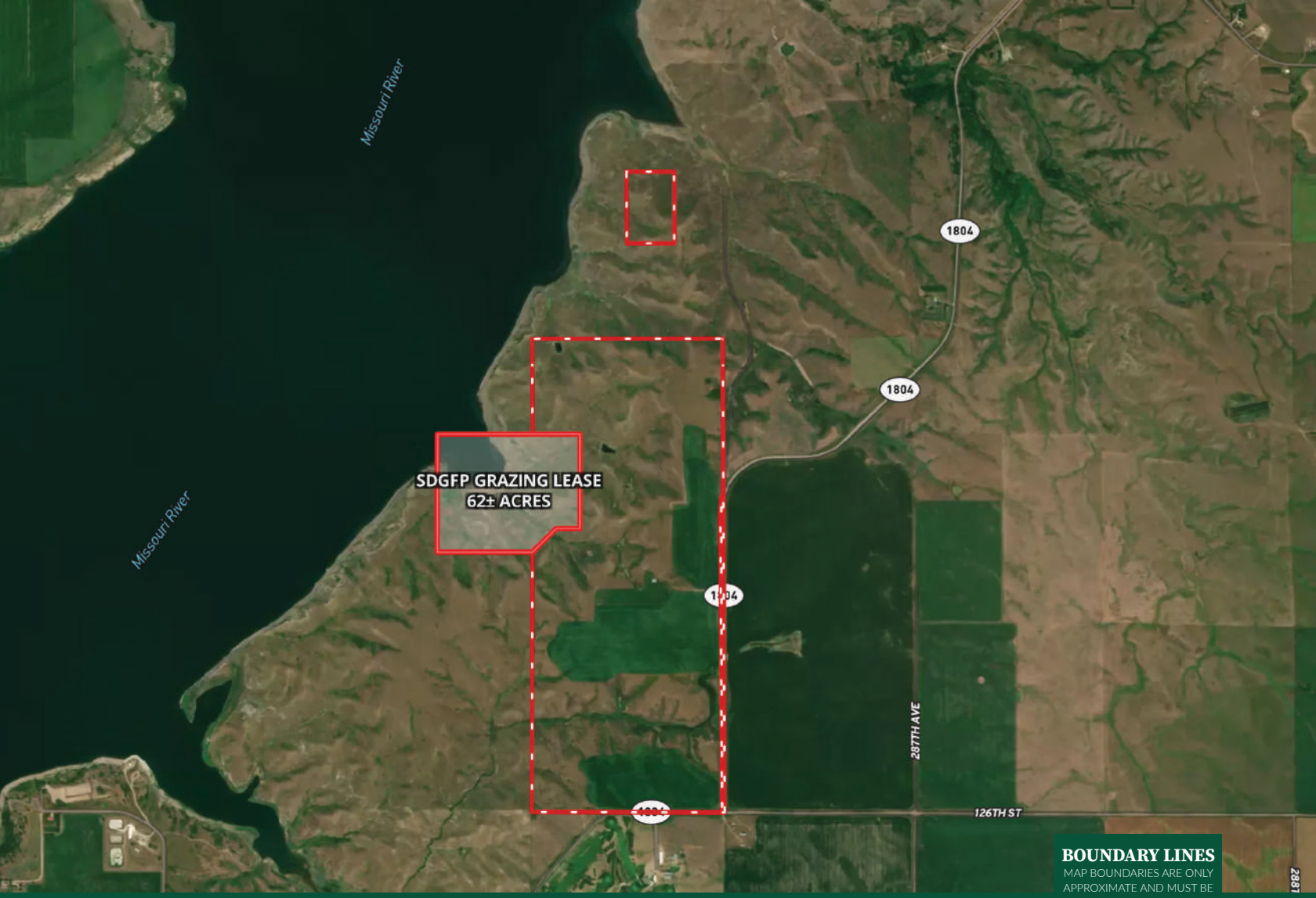

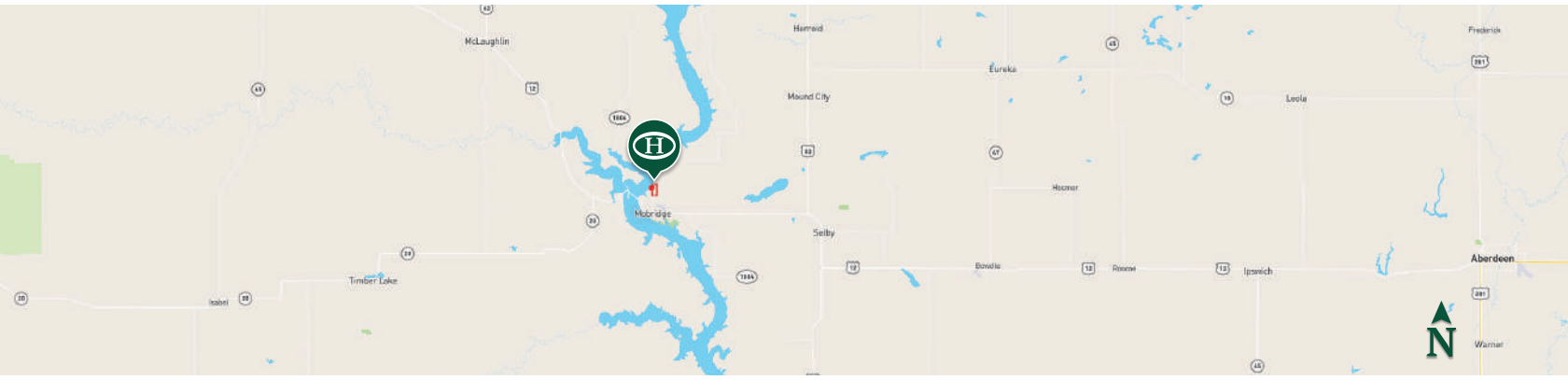

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