

Oak Creek Farm and Hunt

640.00 Acres | Mellette County, SD | \$3,000,000



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Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Propane
Recreational Business
Rental Property
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Wooded
State Hunting Unit: Unit 17

Land Details

Address: TBD 291st Ave, Winner,
South Dakota 57580, USA
Closest Town: Carter, Winner,
Wood and Mission
Total Acres: 640.00
Include Business?: Yes

Building Details

Homes: 2
Style of Home(s): Farm House
Basement: Partial finished
Water Provider: Tripp County Water
Parking Types: Detached Garage & Driveway
Outbuildings: 3
Types of Outbuildings: Shop,
Storage Shed & Garage
Fence Type: Barb Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



About This Property

This 640± acres in Mellette County is mostly productive farm ground, with pasture and creek bottoms mixed in. The farmstead includes a one-story main home with basement space, a smaller second house, a shop, grain bin, and two sheds. Oak Creek and Whitehorse Creek run through the property, adding water, cover, and a break from the open fields.





Land

The property sets up extremely well for both row-crop and livestock. You've got roughly 420± acres of productive farm ground, with the balance made up of pasture, hay ground, and creek corridors that add shelter and a nice natural break across the tract. New barb wire fence runs throughout the property, and the grazing setup is ready to go with six geothermal waterers for cattle along with rural water available across the place. Access is a big plus here too—multiple gravel road approaches and good travel throughout the property make it easy to get equipment in and out and to move cattle where you need them. There is also an artesian well on site, though it has not been ran recently.



Improvements

Improvements include a larger main home and a livable second residence, along with a shop/machine shed, grain bin, and additional sheds/outbuildings. The main house is a one-story home that has been updated upstairs and downstairs and would make an ideal family home or hunting lodge. County records list the main home at 8 bedrooms and 3 bathrooms, with the bedroom count spread across both the main level and the basement. A full concrete basement adds valuable bonus space, with some rooms already finished/partially finished—ideal for storage, gear, or extra sleeping space during hunting season—and there's also a separate concrete-walled room that would be a great spot for a walk-in safe. The smaller house is older but in good shape and would be a great option for a guide lodge or overflow housing, and it features all new windows and siding. You also noted new shingled roofs on all buildings.





Recreation

Beyond the ag value, this place has a lot to offer for hunting and wildlife. With Oak Creek and Whitehorse Creek running through the property, you've got natural travel corridors, cover, and water that pull wildlife in and keep it there. The turkey numbers are impressive—around 200 birds were seen along the creek—and there are deer scrapes throughout the farm, including one on a tree right between the two houses. Pheasants are common, and trail cameras picked up bobcats within the first night, which says a lot about the habitat and how lightly pressured the area can be.

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- RICK STEINER, SELLER/BUYER

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