

South Dakota Pheasant Acres East Unit

468.00 Acres

Charles Mix County, SD

\$4,000,000



HAYDEN  OUTDOORS.

South Dakota Pheasant Acres East Unit

TOTAL ACRES:

468.00

PRICE:

\$4,000,000

COUNTY:

Charles Mix County

CLOSEST TOWN:

Armour, SD

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business
Timber
Water View/Waterfront
Wooded

Land Details

Address: (West Unit) 28146 382nd Ave, Armour, South Dakota 57313, USA

Closest Town: Platte, Pickstown, Lake Andes, Armour

Total Acres: 650.00

Deeded Acres: 650.00

Zoning: Ag

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Property Summary

South Dakota Pheasant Acres East Unit consists of 468± acres of prime upland habitat in the heart of South Dakota's renowned pheasant region. This tract offers exceptional hunting, diverse wildlife cover, and investment-quality land without improvements.

Land

The East Unit showcases the same carefully managed habitat that made South Dakota Pheasant Acres famous, offering outstanding pheasant hunting and strong wildlife numbers. Native grasslands, food sources, and natural travel corridors create ideal conditions for upland birds throughout the season. The east unit also borders the King Wildlife Area which is another 160 +/- acres of similar ground that is available for use.

Multiple ponds and low-lying areas enhance waterfowl potential, especially during migration, while the surrounding cover supports healthy deer populations. Whitetails utilize the grass, shelter belts, and adjacent food sources, making this a highly versatile recreational tract.

With no improvements, there are multiple fantastic building locations that the East Unit offers. This versatile tract has the flexibility for the next owner whether as a standalone hunting property, an expansion to an existing operation, or a long-term land investment in one of South Dakota's most proven sporting regions.

Please note that portions of South Dakota Pheasant Acres are protected by a conservation easement designed to ensure the property can continue operating as intended while preserving its habitat and long-standing conservation practices for decades to come. For a map outlining the unencumbered areas of the property, please contact the listing agents directly.

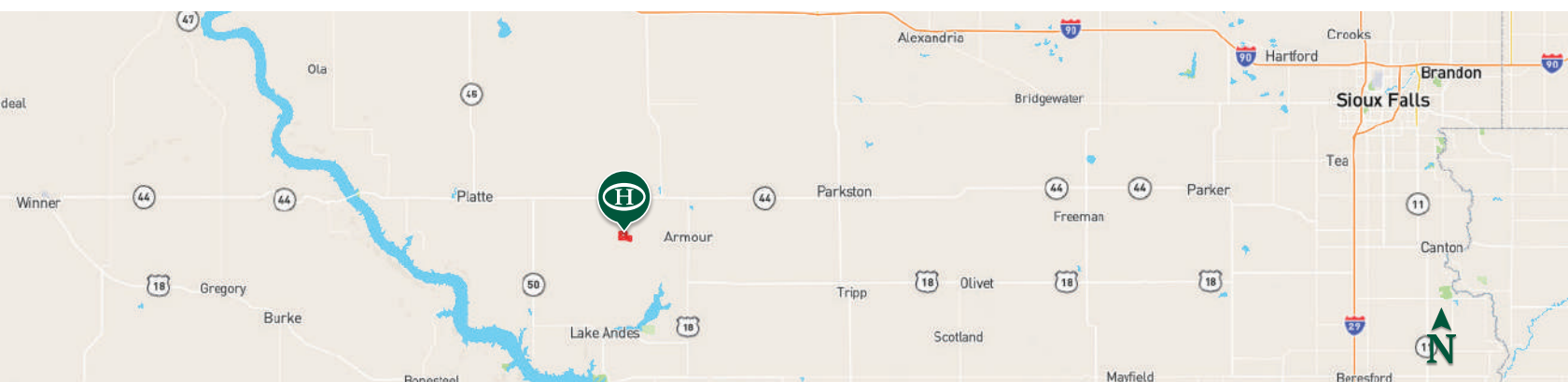






 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.



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FARM, RANCH & RECREATIONAL REAL ESTATE



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