

South Dakota Pheasant Acres West Unit

650.00 Acres

Charles Mix County, SD

\$5,525,000



HAYDEN  OUTDOORS.

South Dakota Pheasant Acres West Unit

TOTAL ACRES:

650.00

PRICE:

\$5,525,000

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 West Unit features 650± acres of premier hunting land known for exceptional pheasant habitat and strong wildlife diversity. This large, contiguous tract offers scale, huntability, and investment appeal in South Dakota's legendary pheasant country.

Land

The West Unit provides expansive acreage with a landscape perfectly suited for upland bird hunting and wildlife management. The property consists of quality grass cover, food plot influence, and natural movement corridors that consistently hold pheasants and allow for strategic hunting setups.

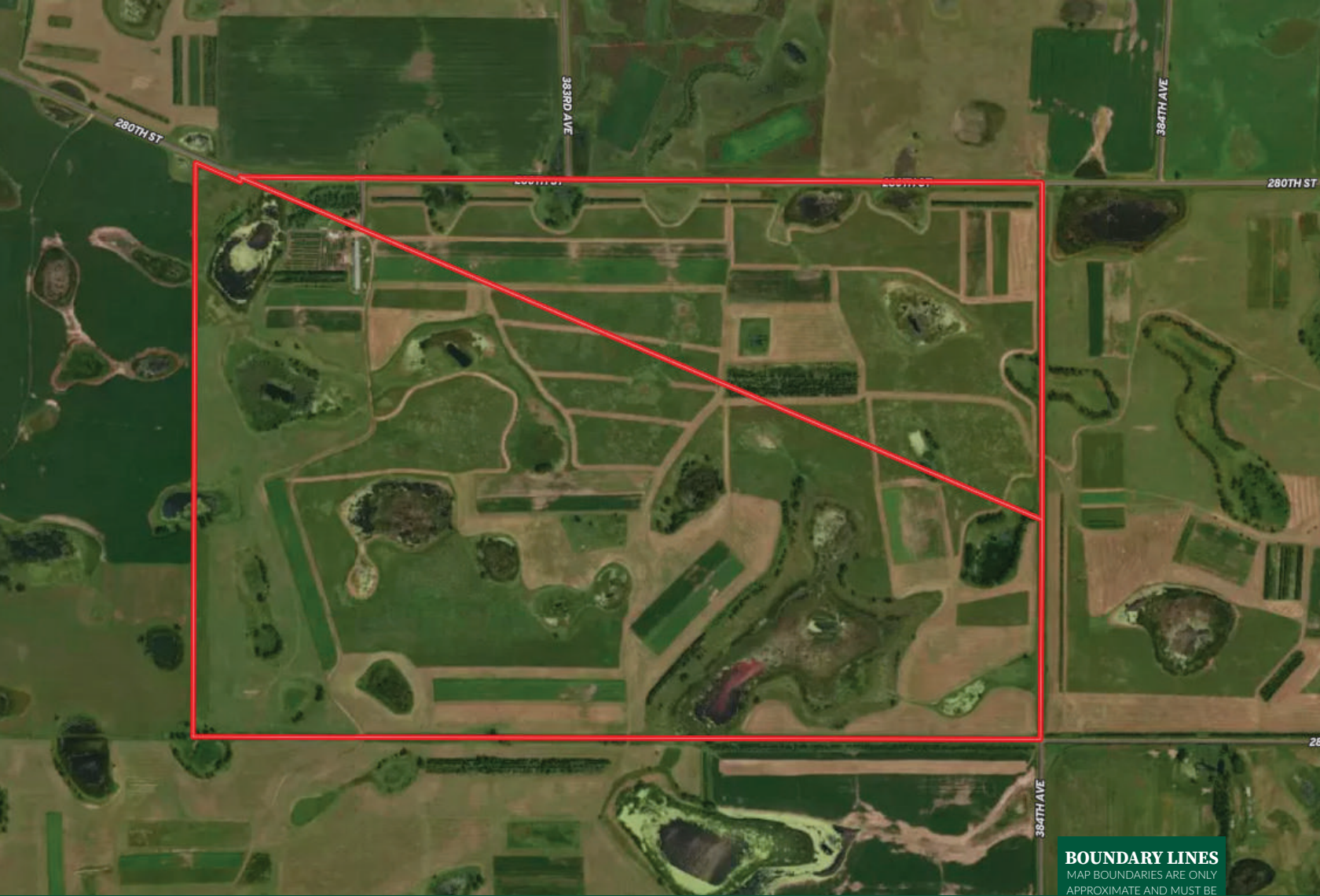
Numerous ponds and wetlands enhance waterfowl opportunities during fall migration, while deer thrive in the thick cover and agricultural surroundings. The size of this unit allows for effective pressure management and multiple hunting scenarios depending on wind and weather.

Offered with flight pens and a 375' x 60' quonset building, the West Unit is ideal for buyers seeking a large, high-quality hunting tract with minimal overhead. Its scale, habitat, and location make it a standout recreational property with long-term value. Alongside the infrastructure, there are multiple fantastic building locations.

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.

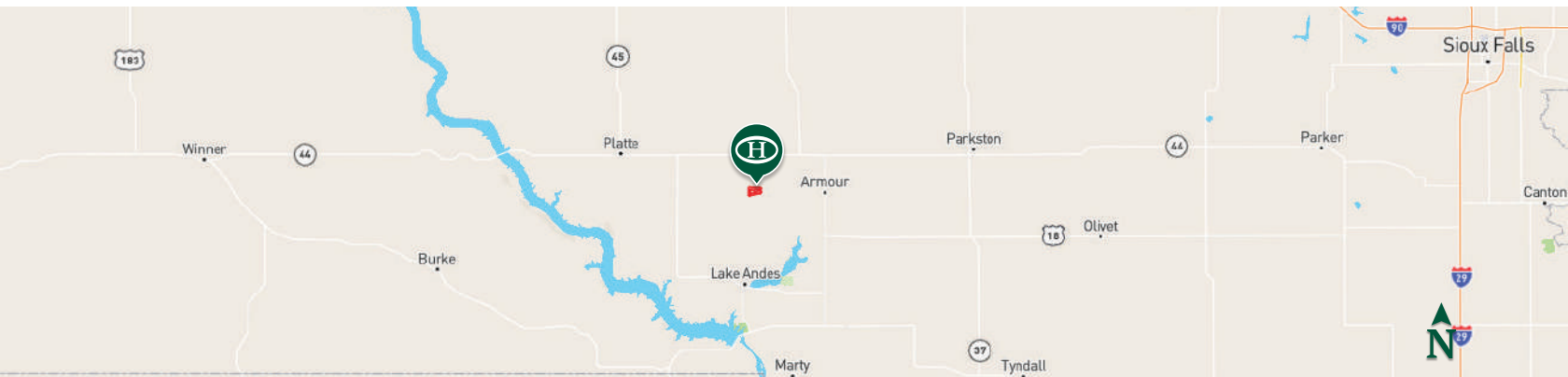






 Boundary

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






HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE





Jake Hyland

 Broker Associate,
 Licensed in CO, NE, SD & WY
 Jake@HaydenOutdoors.com
 970.227.8990



John Herrity

Sales Manager / Broker / Partner 
 Licensed in AK, CO, IA, NE & SD
John@HaydenOutdoors.com 
 970.685.0645 