

LIVE & ONLINE AUCTION

Sully County Farm, Ranch & Hunting

Absolute Land Auction

Online Starting April 18 at 10:00 am | Live auction starts April 20 at 10:00 am
Auction will end when bidding ends



*Scan
to bid
online!*



HAYDEN  OUTDOORS.

Activities & Amenities

Auction

Cattle/Ranch

Farm/Crops/Ag

Food Plots

Hunting - Big Game, Predator/
Varmint, Small Game, Upland Birds

Land Details

Address: 306th Ave, Agar,
South Dakota 57520, USA

Total Acres: 713.89

Auction Details

Live Auction Date: April 20th

Live Auction Location:
Sully County Phoenix Center
110 S Main St
Onida, South Dakota 57564

Live Auction Time: 10:00 AM

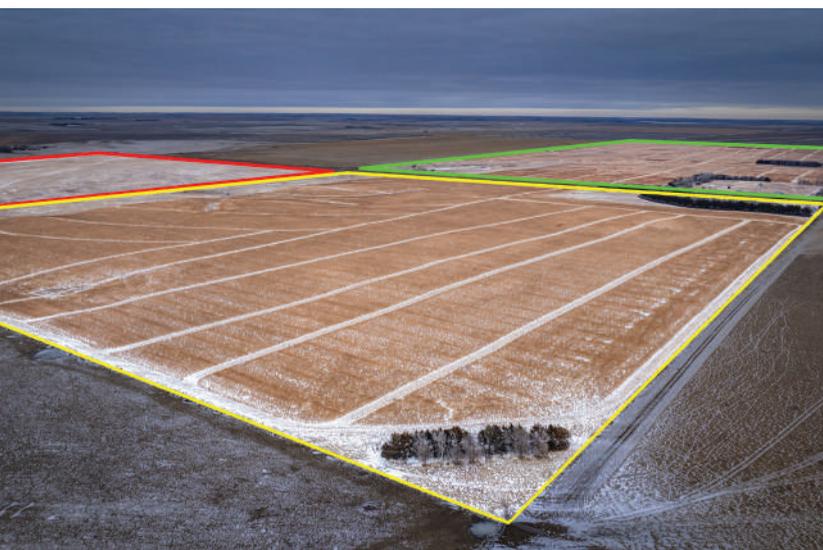
Online Bidding: Opens April 18th and
concludes when live bidding ends

Method: Offered in multiple tracts
The property will be sold in three
individual tracts, allowing buyers the
flexibility to purchase the acreage
that best fits their farming, ranching,
or long-term investment goals.



Property Summary

This Sully County, South Dakota property offers productive farmland, quality grazing ground, and outstanding recreational value across three tracts. Featuring strong CPI-rated tillable acres, rested native grass pasture, and excellent gravel road access, the land is easy to operate and enjoy year-round. All tracts support abundant pheasants, strong whitetail genetics, and additional mule deer, with habitat features ideal for future improvements.





Land

Land Auction – Prime Farmland, Pasture & Exceptional Pheasant Hunting

Hayden Outdoors is proud to present a high-quality agricultural and recreational property in Sully County, South Dakota, offered at public auction with both live and online bidding. This diverse holding includes productive cropland, rested native pasture, and well-established wildlife habitat, making it an attractive opportunity for farmers, ranchers, and recreational land buyers alike.

The property offers excellent gravel road access throughout, allowing efficient equipment movement and dependable year-round usability. With strong soils, grazing potential, and abundant pheasant populations, the land provides both immediate agricultural value and long-term investment appeal.

Tract 1 – 313± Acres | High-Quality Tillable with Wildlife Habitat

Approximately 261.50± acres of productive cropland with an average CPI exceeding 81, complemented by 51± acres of grass, tree belts, and a dam in the northwest corner. This tract offers efficient field layouts, excellent gravel road access, and immediate production potential, making it highly functional for farming operations.

Additional highlights:

- Established tree belts and grass areas for wind protection and land diversity
- Water feature enhancing pasture and wildlife habitat
- Consistent pheasant populations and strong whitetail genetics
- This tract delivers both immediate agricultural value and strong recreational opportunities, combining productive soils with quality upland and big-game habitat.





Tract 2 - 158± Acres | Productive Cropland & Proven Hunting

Approximately 116± acres of tillable farmland with an average CPI of 64, along with 42± acres of grass draws and established trees. Excellent gravel road access ensures year-round operational efficiency for both planting and harvest.

Additional highlights:

- Strong pheasant populations and proven whitetail activity
- Ideal for expanding a farming operation, establishing a rural homesite, or creating a balanced agricultural/recreational property
- With productive soils, accessible layout, and wildlife features, this tract provides immediate farming potential while offering long-term recreational enjoyment.

Tract 3 - 240± Acres | Rested Native Grass, Grazing & Big-Game Potential

Approximately 240± acres of rested native grass pasture, ready for spring turnout and providing immediate grazing capacity for livestock operations. This tract allows ranchers to expand grazing without delay, while still offering strong habitat value.

Additional highlights:

- Existing well and water tank for livestock
- Consistent pheasant numbers, regular whitetail movement, and mule deer presence
- Excellent gravel road access and opportunities for strategic habitat enhancements
- This tract offers a turn-key grazing solution while also providing high-quality recreational potential, making it versatile for both agricultural and wildlife-focused buyers.





Recreation

This property is located in an area of Sully County that is widely recognized for some of South Dakota's best pheasant hunting, and the numbers on this property today are exceptional. The land features a strong mix of nesting cover, winter cover, and natural food sources, creating the essential components needed to support healthy pheasant populations for years to come.

In addition to upland hunting, the property offers proven whitetail genetics, with consistent deer use throughout all tracts, along with a resident mule deer presence in the area. Tree belts, grass draws, native cover, and water sources create ideal travel corridors and bedding areas for wildlife.

The layout of the property sets up extremely well for strategic habitat improvements, allowing a buyer to enhance cover, food plots, and access to create an exceptional, turn-key hunting property. Whether enjoyed as-is or further developed, this property offers outstanding recreational value in one of South Dakota's premier upland regions.

Agriculture

This property offers an excellent opportunity to expand an existing farming or ranching operation in a productive agricultural region of Sully County, South Dakota. The tracts provide a strong balance of high-quality tillable farmland and productive native grass pasture, supported by excellent gravel road access for efficient equipment movement.

The tillable acres feature strong CPI-rated soils, highlighted by Tract 1 with an average CPI exceeding 81, providing reliable production potential and long-term agricultural value. Tract 2 adds additional cropland, creating flexibility for crop rotation, feed production, or operational expansion.

For cattle producers, Tract 3 provides rested native grass pasture ready for spring turnout, along with existing water infrastructure. These grass acres offer immediate grazing capacity without the need for improvements, making this property turn-key for ranching operations.

Whether the goal is to expand cropland acres, secure dependable pasture, or diversify an operation, this property delivers productivity, accessibility, and versatility in a single offering.

Location

Located just 3 miles from Agar and 7 miles from Onida, South Dakota, this property sits on a gravel county road with convenient access to nearby towns. Agar is a small community with two restaurants and a post office. Onida, founded in 1883, has a population of about 670 and is surrounded by productive farmland. The town offers schools serving Onida, Agar, and Blunt, four churches, daycare services, a grocery store, post office, hardware store, two car dealerships, an implement dealership, a medical clinic, two chiropractors, and two banks. Onida also has a small municipal airport, while Pierre Regional Airport, 35 miles away, provides commercial flights to Minneapolis and Denver and full-service options for private aircraft at Mustang Aviation.

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Hayden Outdoors *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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

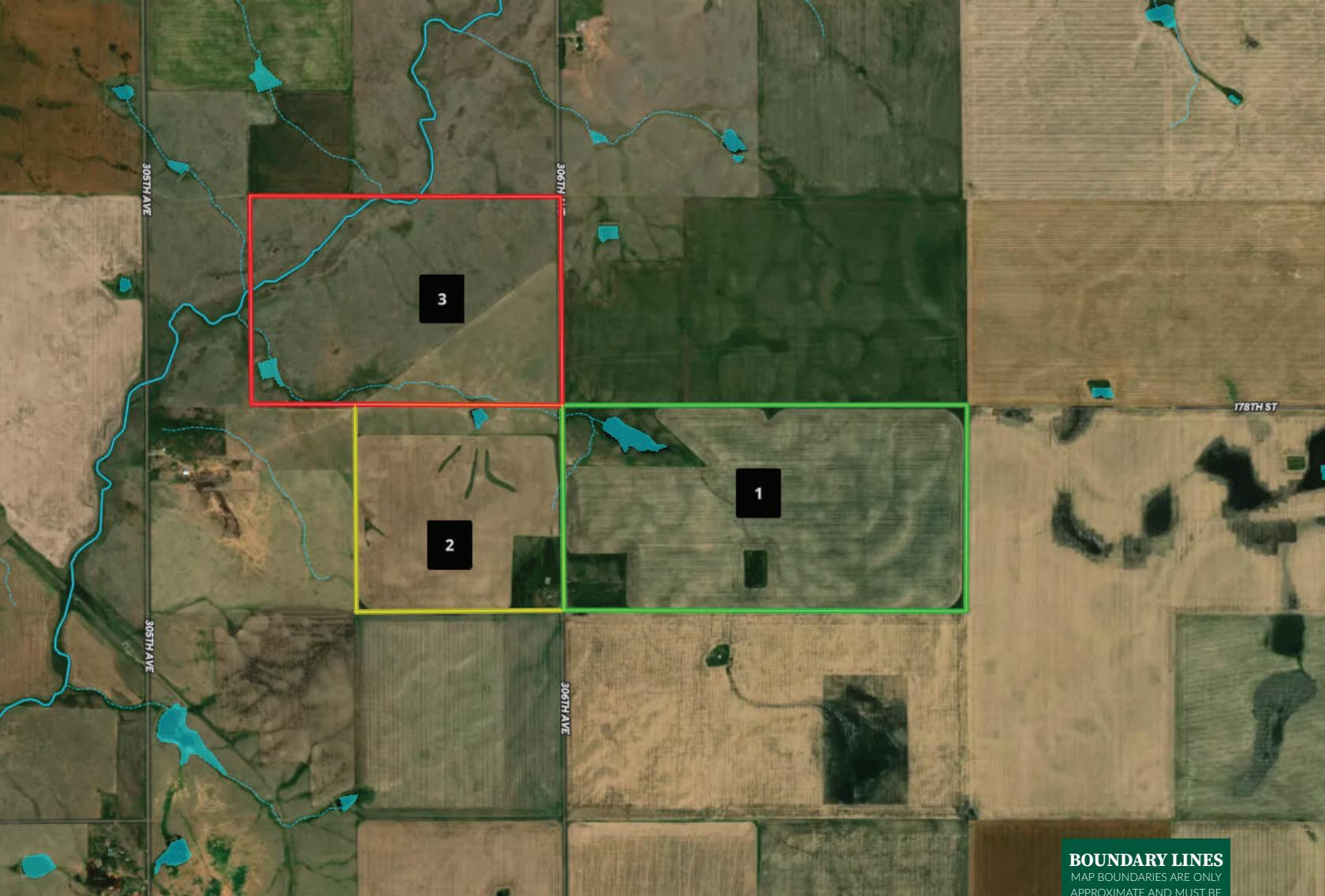
EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”



“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

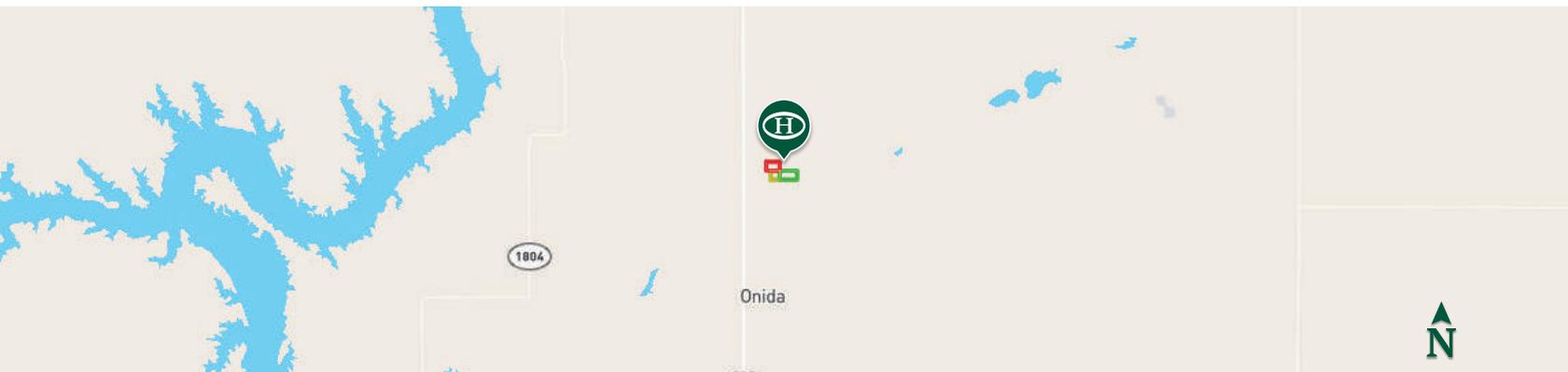
- RICK STEINER, SELLER/BUYER

Scan to see more testimonials 



 Boundary

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



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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