

Elsassers Ringneck Reserve

383.64 Acres | Tripp County, SD | \$2,010,750



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Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing
State Hunting Unit: 60A

Land Details

Address: 383.6 Acres, Witten,
South Dakota 57584, USA
Closest Town: Winner
Total Acres: 383.64
Water Rights: Yes
All owned convey!
Mineral Rights: Yes
All owned convey!
Income Type: Farming/Grazing/Hunting
Estimated Taxes: \$3,599 - 2025
Source of lot size: Assessor/Tax Data



About This Property

Elsassers Ringneck Reserve consists of 383± acres located just 17 miles from Winner and 1/4 mile off U.S. Route 183. Featuring a 75 average CPI, productive farm ground, hay acres, mature tree groves, a dugout, and a stream-fed draw, this property offers an excellent balance of income potential and exceptional pheasant and deer habitat in the heart of South Dakota pheasant country.





Land

Elsassers Ringneck Reserve consists of approximately 383± acres featuring a diverse mix of productive farmland, hay ground, mature shelterbelts, and wildlife habitat. The property carries an average CPI of 75, providing a strong base for agricultural productivity and long-term investment potential. Approximately 123.32± acres are currently utilized as hay ground but could easily be converted into additional tillable farm ground if desired. The remaining open acres, outside of the habitat areas, are currently being farmed.

A major highlight of the property is the habitat diversity. Roughly 22± acres consist of mature established tree groves that provide outstanding protection and cover for wildlife. In addition, approximately 7.04± acres feature a natural draw with a small stream running through the southwest corner of the property, along with a dugout that enhances both wildlife and livestock opportunities. The combination of water, trees, and grass habitat creates an ideal environment for upland birds and deer.

Recreation

Located in an area well known for exceptional pheasant hunting, Elsassers Ringneck Reserve offers excellent recreational potential with strong populations of pheasants, deer, and other native wildlife. The mature tree groves, stream corridor, and natural draw create ideal travel routes, winter cover, and nesting habitat that support wildlife throughout the year. The property's combination of food sources, cover, and water makes it highly attractive for both upland bird hunting and deer hunting opportunities.





The habitat diversity throughout the property allows hunters to enjoy multiple styles of hunting, from walking shelterbelts and grass edges for pheasants to strategically hunting deer movement along the stream corridor and tree groves. Properties with this balance of strong farm income and quality habitat are increasingly difficult to find in south-central South Dakota.

Region & Climate

South-central South Dakota is widely recognized for its productive agricultural ground, abundant wildlife populations, and strong outdoor recreation opportunities. The region experiences four distinct seasons with warm summers, moderate precipitation, and cold winters that help support healthy pheasant and deer populations. The combination of fertile soils, rolling terrain, shelterbelts, and native habitat has made this area one of the premier destinations for upland bird hunting in the country.

The surrounding area offers a strong agricultural community with a mix of row crop farming, hay production, cattle operations, and recreational land ownership. Large neighboring tracts of farmland and habitat further contribute to the area's wildlife quality and long-term land value stability.





Location

Elsassers Ringneck Reserve is conveniently located approximately 17 miles from Winner and just 1/4 mile off U.S. Route 183, providing excellent year-round access. Winner serves as a regional hub for agriculture, hunting, dining, and everyday amenities while maintaining the small-town atmosphere that makes south-central South Dakota so desirable. The property's convenient location allows for easy travel while still offering the privacy and seclusion buyers look for in a premier hunting and recreational property.

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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 regards 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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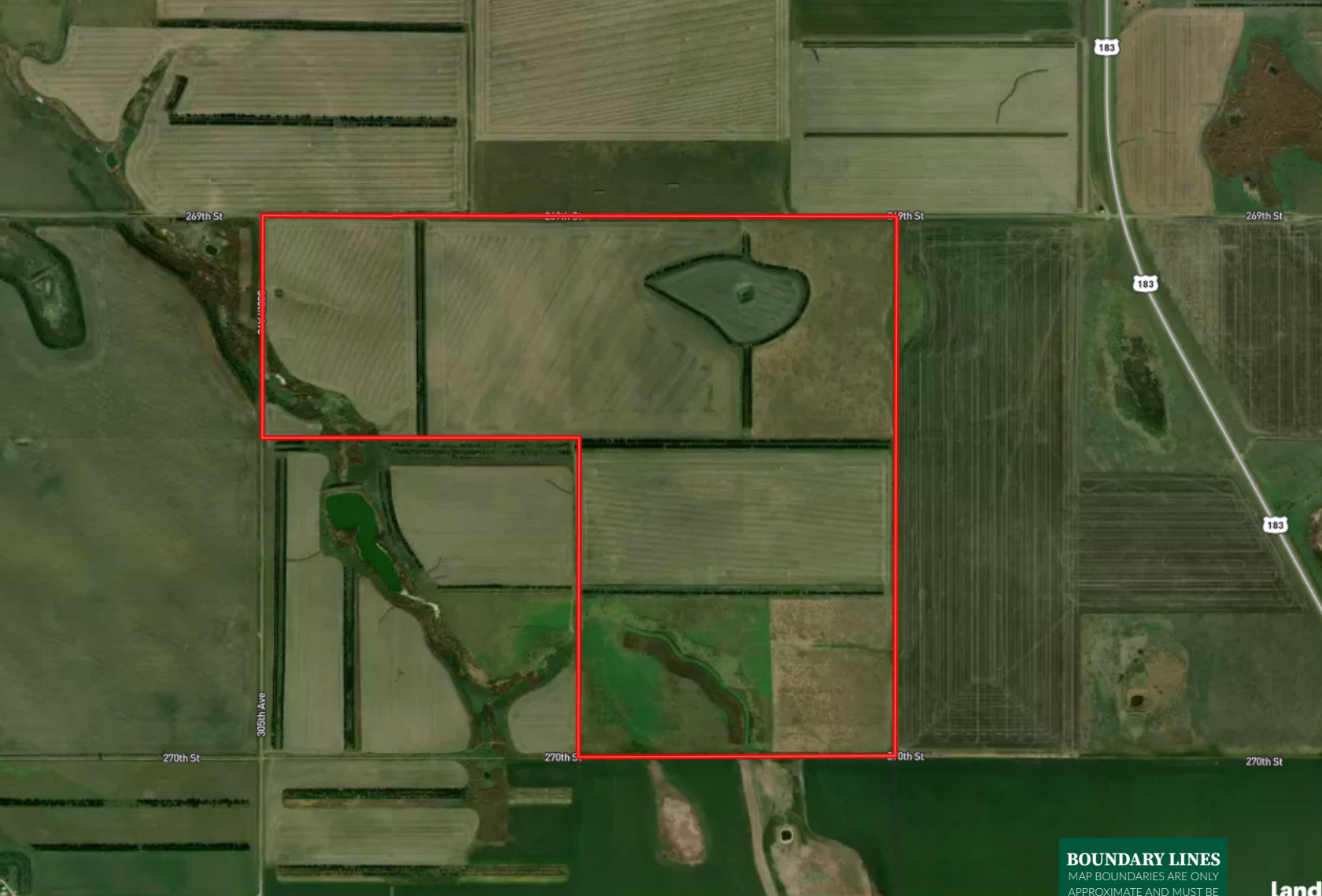


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

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

Land



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FARM, RANCH & RECREATIONAL REAL ESTATE



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