

Mosher 1450

1,450.00 Acres | Mellette County, SD | \$5,800,000



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Activities & Amenities

Cattle/Ranch

Development Potential

Farm/Crops/Ag

Food Plots

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

Income Producing

Outfitting/Guide Service

State Hunting Unit: 50A

Land Details

Address: TBD State Dakota Hwy 44,
Wood, South Dakota 57585, USA

Closest Town: Wood, Winner, and Carter

Total Acres: 1,450.00

Tillable/Crop/Orchard Acres: 1344

Pasture Acres: 106

Include Business?: Yes



About This Property

1,450± contiguous acres near Moshier, SD. Big, clean block of farm ground with 1,343± acres of row crop and solid hay ground mixed in. Easy to run, right off Highway 44 with power and rural water on the property. Strong production setup with good hunting potential. Hard to find this much ground in one piece.





Land

This 1,450± acre contiguous tract near Mosher is a clean, well-laid-out piece of ground with solid production across the board. The farm carries a 63 CPI average, with most of the acreage in row crop production (1,343± acres). The remaining 106.65± acres are made up of productive hay ground and established tree groves.

The ground has been operated under a typical rotation for the area, including wheat, corn, grain sorghum, and sunflowers. The farm lays mostly flat, making it easy to operate and efficient with large equipment. There are several lower areas that consistently produce strong hay crops.

There are two mature groves within the property and a larger, established grove along the north side that provide protection and break up the landscape. Power and rural water are on the property, and access is strong with the farm sitting right off Highway 44.

Recreation

The size of this tract is what stands out right away. With 1,450± acres in one block, it gives wildlife room to live on the property, not just pass through. The two interior tree groves and the established grove along the north side provide natural cover, bedding areas, and travel routes.

Paired with the surrounding crop ground as a consistent food source, it sets up well for pheasants and deer. There are also a few lower areas currently used for hay that could easily be left standing or converted to thicker cover, creating ideal nesting and holding habitat for pheasants. A small dugout is in place as well, adding another element to the landscape.





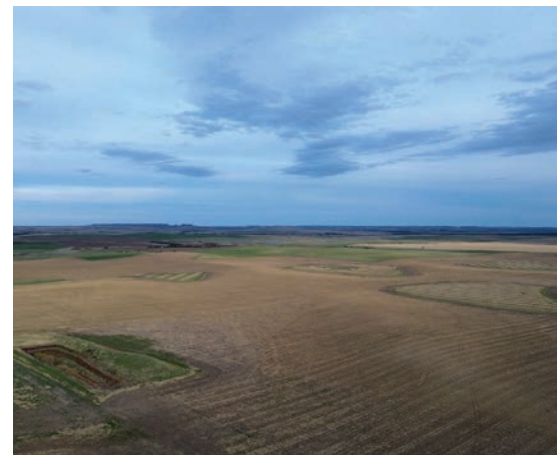
Agriculture

This is a straightforward, productive farm built for efficiency. With 1,343± acres of row crop ground, it supports a typical rotation of wheat, corn, grain sorghum, and sunflowers that fits the area well. The large, connected fields allow for smooth operation with minimal downtime, whether owner-operated or leased out.

The balance of tillable acres with pockets of hay ground gives some flexibility for additional income or livestock use if desired. Overall, it's the kind of farm that's easy to manage and set up for consistent, long-term production.

Region & Climate

Mellette County is known for a mix of solid farm ground and good hunting. The area typically sees moderate rainfall for this part of the state, which supports both crop production and native grasses. It's a steady ag area with a reputation for pheasant hunting and a growing deer population.





Location

The property sits along Highway 44, about 31 miles from Winner. Winner has the basics covered—fuel, groceries, equipment, and services. Pierre and Valentine are both within driving distance and offer more options, including regional airports. It's an easy place to get to without being right on top of town.

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- RICK STEINER, SELLER/BUYER

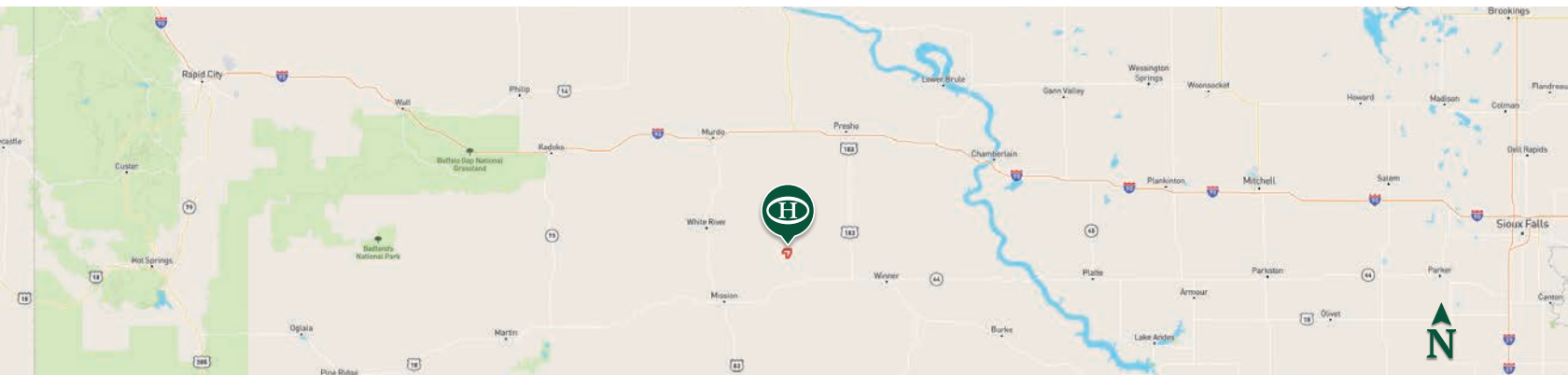
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 Boundary






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FARM, RANCH & RECREATIONAL REAL ESTATE





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