

Lyman County 311

311.00 Acres | Lyman County, SD | \$1,715,065



HAYDEN  OUTDOORS.

Lyman County 311

TOTAL ACRES:

311.00

PRICE:

\$1,715,065

COUNTY:

Lyman County

CLOSEST TOWN:

Presho, SD

Activities & Amenities:

Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Income Producing

Land Details

Address: TBD County Highway 22,
Presho, South Dakota 57568, USA
Closest Town: Presho
Total Acres: 311.00
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$2,163 - 2024

Property Summary

Lyman County 311 consists of 311± acres located approximately 4 miles north of Presho, South Dakota. The property is made up of two productive parcels situated kitty-corner from one another, offering excellent access, strong agricultural potential, and quality wildlife habitat. With cash rent income through 2026 and convenient access to nearby services, this property offers both investment and recreational appeal.

Land

The property consists of two separate parcels totaling 311± acres. The northeast tract contains approximately 151± acres and fronts County Road 24. The southwest tract contains approximately 160± acres and fronts County Highway 22. The terrain is primarily level to gently rolling and is well suited for agricultural production. The southwest tract features a natural drainage draw that feeds toward a neighboring dam, creating additional habitat and diversity across the landscape. The property carries an average CPI of 72.43.

Recreation

Lyman County is well known for its exceptional pheasant hunting and healthy populations of whitetail deer. The natural drainage draw on the southwest tract provides cover, food sources, and travel corridors for wildlife throughout the year. The combination of cropland and native habitat creates an attractive setting for both recreation and investment.





Agriculture

The northeast parcel is nearly all tillable, while the southwest parcel includes approximately 155 tillable acres. The land is currently utilized for agricultural production and offers an opportunity for both owner-operators and investors seeking quality South Dakota farmland with income-producing potential.

Water/Mineral Rights & Natural Resources

All owned mineral rights and water rights will be conveyed to the Buyer at closing.

General Operations

Both parcels are currently cash rented through the end of 2026, providing immediate income to the future owner. The productive tillable acreage, strong soil profile, and convenient access make this property an attractive addition to an existing farming operation or investment portfolio.

Region & Climate

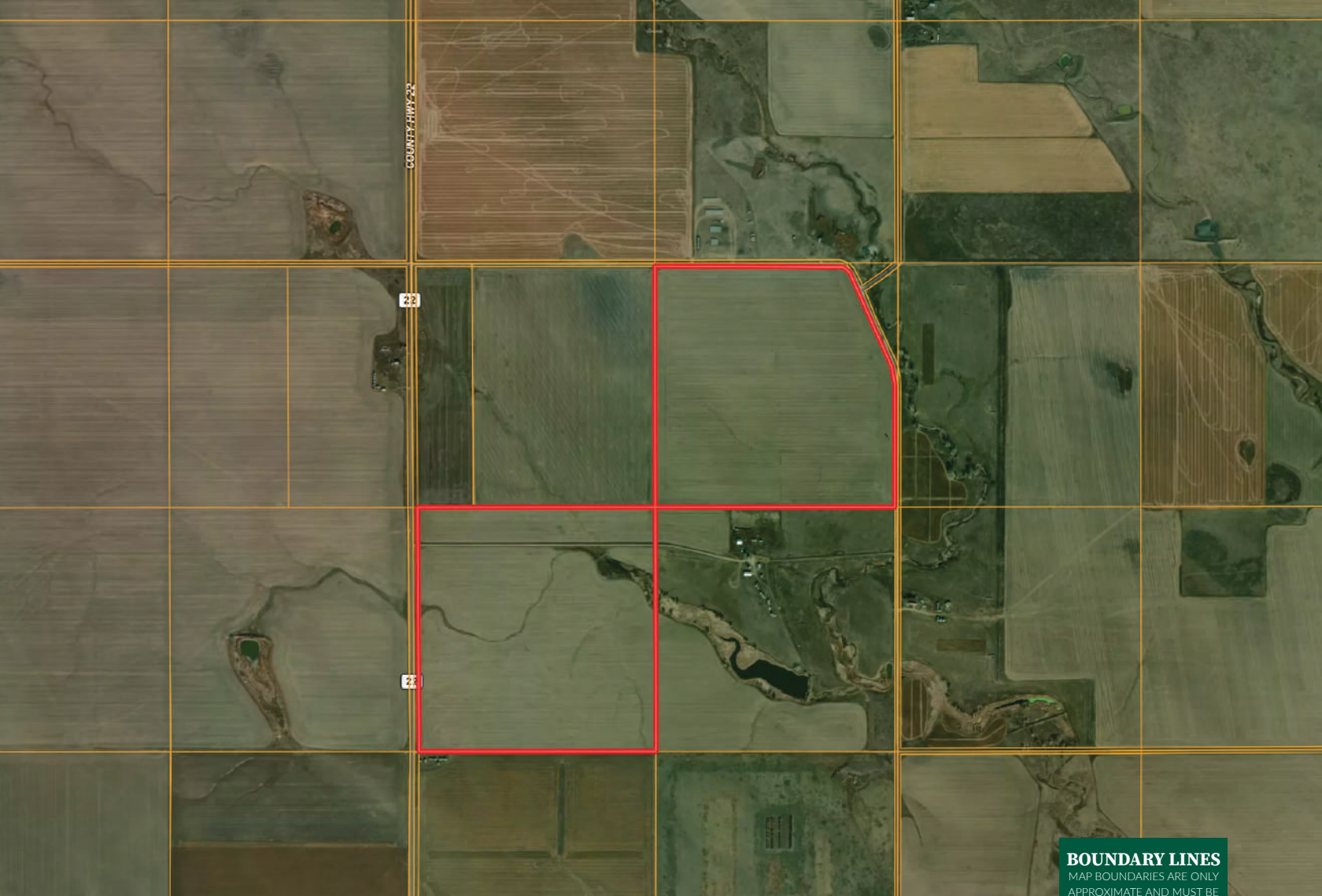
Lyman County is located in central South Dakota and is recognized for its strong agricultural economy, abundant wildlife, and outdoor recreation opportunities. The area experiences four distinct seasons, with warm summers, moderate precipitation, and productive growing conditions that support a variety of crops and agricultural operations.

Location

Lyman County 311 is located approximately 4 miles north of Presho, South Dakota. The northeast tract is accessed from County Road 24, while the southwest tract is accessed from County Highway 22. Presho offers fuel, dining, lodging, and basic services and is conveniently located along Interstate 90. The property is approximately 35 miles west of Chamberlain and 75 miles southeast of Pierre, South Dakota's capital city.

*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.





 Boundary

BOUNDARY LINES

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



Nathan Smither

- 📍 Associate Broker, Licensed in NE & SD
- ✉ NathanSmither@HaydenOutdoors.com
- 📞 605.841.0690


**HAYDEN
OUTDOORS.
REAL ESTATE**

