Brockel Flyway Farm | 543.20± Acres
Private Airstrip | Walworth County, SD

580.00 Acres | Walworth County, SD | $2,900,000



HAYDEN OUTDOORS



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Water View

Land Details

Address: 12448 US-83, Selby, South Dakota 57472, USA
Closest Town: Selby
Total Acres: 580.00
Deeded Acres: 580.00
Tillable/Crop/Orchard Acres: 289.78
Riverbottom Acres: 250.38
Estimated Taxes: $3,259 - 2025
Source of lot size: Assessor/Tax Data

Property Summary

Located in the heart of north-central South Dakota, this exceptional 543.20± acre property offers a rare combination of expiring CRP, premier waterfowl habitat, outstanding whitetail/pheasant hunting, a well-maintained rural farmstead, and a private airstrip. With excellent year-round access just off U.S. Highway 83, this property is a unique blend of investment potential and world-class recreation.









Land

The property consists of approximately 289.78± acres of expiring CRP, offering the opportunity to return the land to crop production while maintaining excellent wildlife habitat. The farm features a diverse mix of productive soils, including Bowdle loam, Bowdle-Wabek loams, Lehr loam, and areas of Highmore and Mobridge silt loams, providing excellent potential for future agricultural production. In addition, the property has the potential to be irrigated, creating further opportunities to increase productivity and enhance long-term investment value. The balance includes approximately 250.38± acres of wetlands and recreational habitat, creating a sanctuary for migrating waterfowl and resident game. The diverse habitat, natural wetlands, and surrounding agricultural landscape make this property an exceptional hunting destination.

The property also features a well-maintained farmstead that serves as an ideal headquarters for a hunting lodge, permanent residence, or farm operation. Complementing the property is a private airstrip, offering convenient access for aviation enthusiasts. Just 22 miles from Lake Oahe near Mobridge, the property also provides quick access to some of the region's best fishing and boating opportunities, adding another dimension to its recreational appeal.

With frontage along U.S. Highway 83, access throughout the property is excellent. The layout lends itself well to future agricultural management while preserving its outstanding recreational value.

Whether you're searching for a productive farm, a premier hunting property, or a long-term land investment with multiple income opportunities, this 543.20± acre Walworth County property offers a rare combination that is increasingly difficult to find. Properties of this size, diversity, and quality seldom come to market, making this a truly exceptional offering in one of South Dakota's premier outdoor destinations.









Improvements

- 543.20± total deeded acres
- 289.78± acres of expiring CRP with strong farming potential
- 250.38± acres of wetlands and exceptional wildlife habitat
- Potential for future irrigation development
- Outstanding duck, goose, pheasant, and whitetail hunting
- Well-maintained farmstead with rural headquarters
- Private airstrip
- Excellent access from U.S. Highway 83 and township roads
- Strong agricultural income potential
- Exceptional long-term investment opportunity
- Additional acres available!



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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 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.

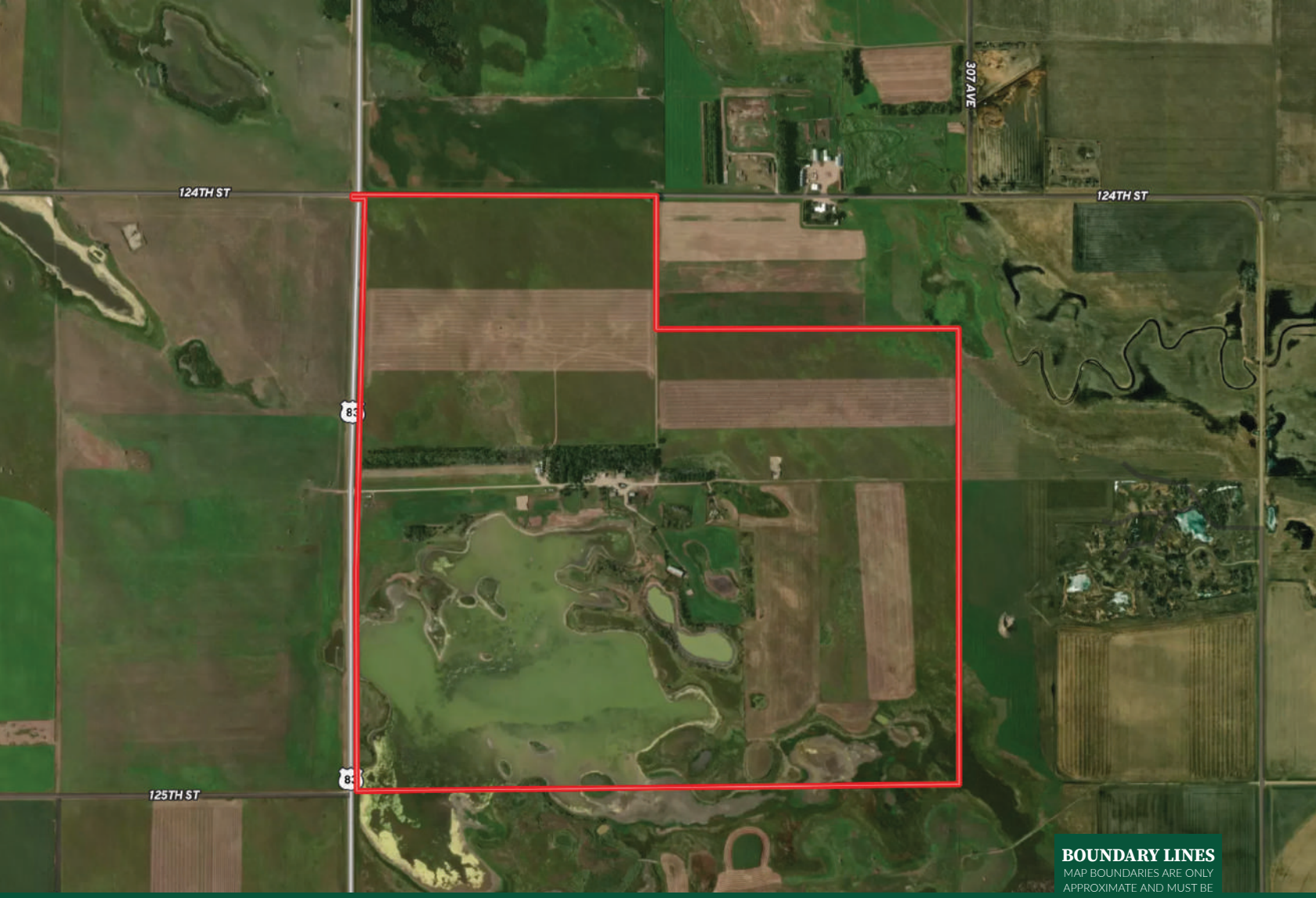
EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status,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

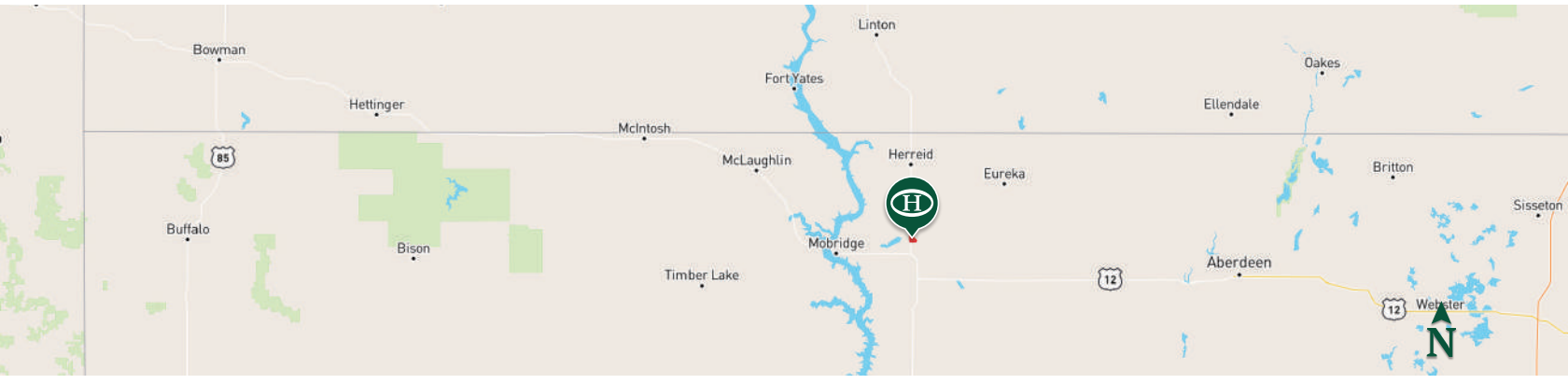
★ ★ ★ ★ ★

"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







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