

Charles Mix County, SD 80 Acres
28563 390th Avenue
Lake Andes, SD 57356

\$680,000
80± Acres
Charles Mix County



Charles Mix County, SD 80 Acres
Lake Andes, SD / Charles Mix County

SUMMARY

Address

28563 390th Avenue

City, State Zip

Lake Andes, SD 57356

County

Charles Mix County

Type

Farms, Hunting Land

Latitude / Longitude

43.243251 / -98.39485

Acreage

80

Price

\$680,000

Property Website

<https://talltinesproperties.com/property/charles-mix-county-sd-80-acres/charles-mix/south-dakota/95803/>



Charles Mix County, SD 80 Acres Lake Andes, SD / Charles Mix County

PROPERTY DESCRIPTION

Discover a rare opportunity to own 80± highly productive acres in Charles Mix County, South Dakota, located in one of the most sought-after agricultural regions in the state. This exceptional tract features outstanding soil quality with an impressive 83.62 CPI, dominated by desirable Class II soils that offer dependable yield potential, long-term stability, and excellent farming efficiency. Whether added to an expanding row-crop operation or acquired as a strong land investment, this property checks every box for quality farmland ownership.

Access is outstanding with excellent gravel road access off 390th Avenue, then east on 286th Street, providing reliable entry for equipment and year-round management. The location further enhances its value, situated approximately 6.5 miles southwest of Armour, 15.5 miles northwest of Wagner, and 16 miles east of Geddes, positioning it within a well-established agricultural community with strong tenant demand and proven production history.

Farmland of this caliber in Charles Mix County is rarely available and highly competitive when it hits the market. With its combination of fertile soils, efficient layout, strong productivity profile, and convenient location, this 80-acre offering presents an exceptional opportunity for producers, investors, and landowners looking to secure premium South Dakota farmland. If you're seeking dependable performance and long-term agricultural value, this tract stands out as a premier option in today's land market.

Features

- Highly productive cropland with 83.62 CPI soil rating
- Excellent gravel road access off 390th Avenue to 286th Street
- Conveniently located 6.5 miles SW of Armour
- 15.5 miles NW of Wagner
- 16 miles east of Geddes
- Outstanding Class II soils providing dependable yield potential
- Rare opportunity to purchase premium South Dakota farmland

Area Information

[Charles Mix County](#)

[Town of Armour](#)

[City of Geddes](#)

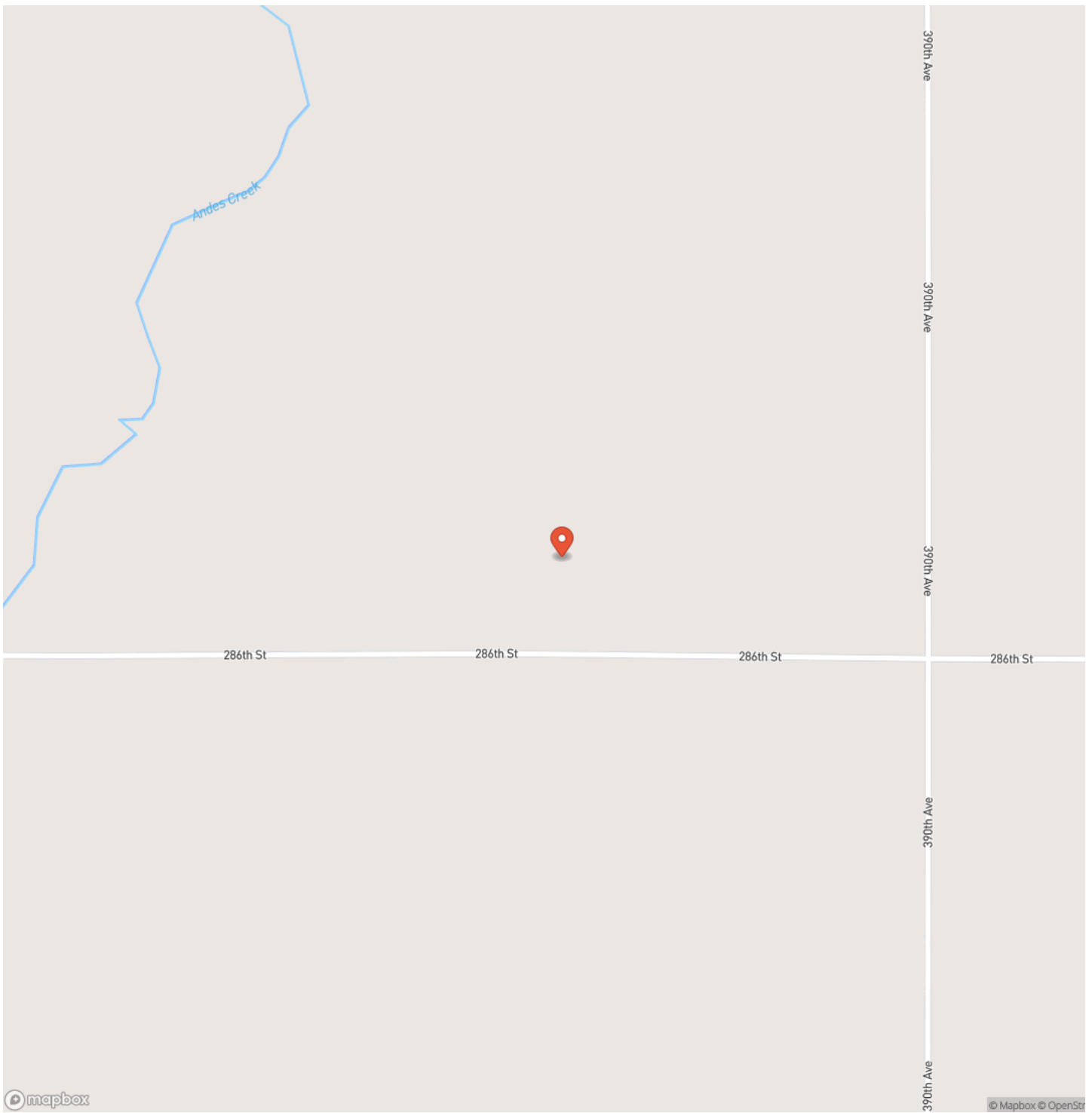
[City of Wagner](#)



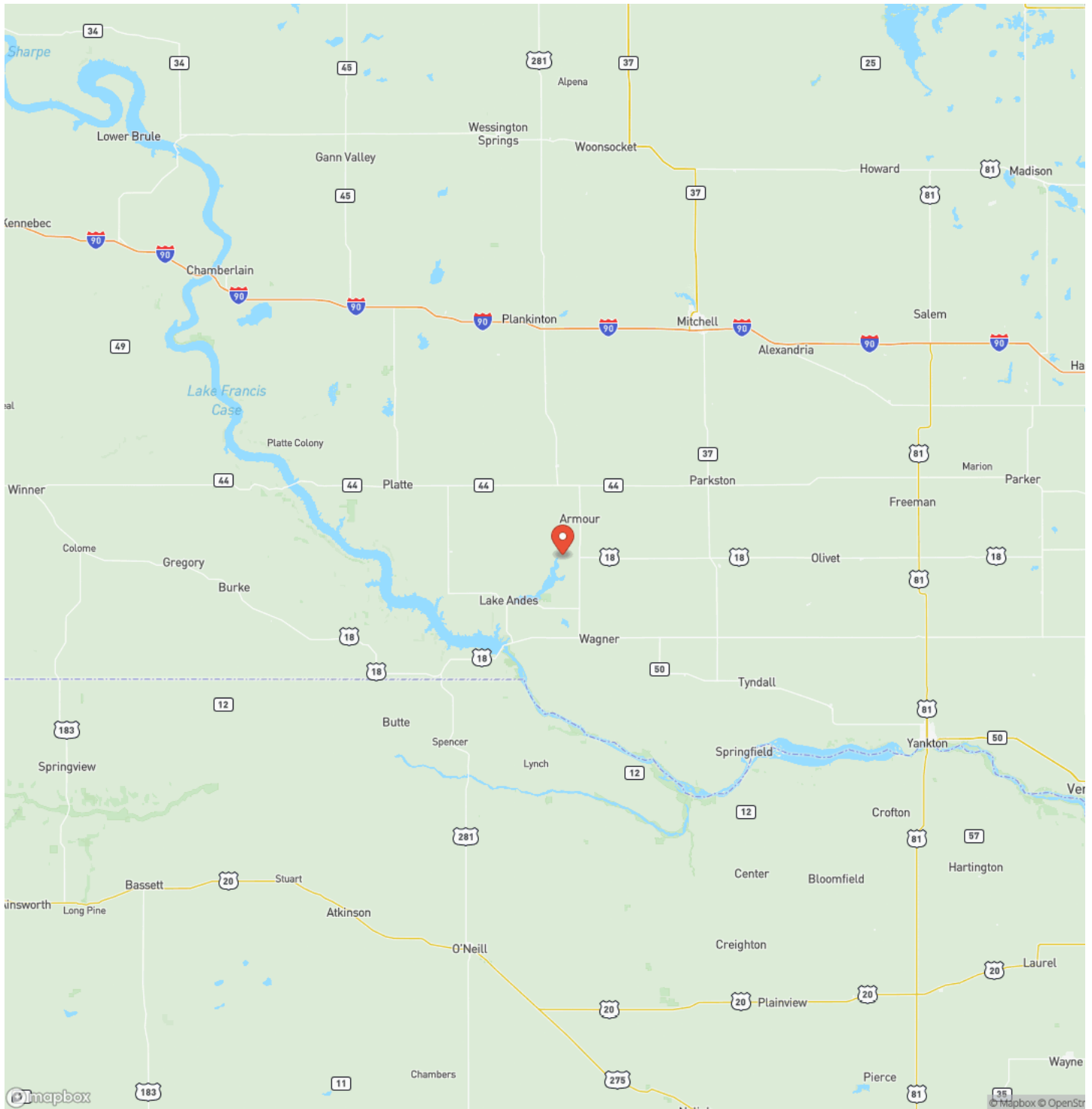
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Locator Map



Locator Map



Satellite Map



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