

Lyman County, SD 160 Acres
43.92515, -100.0208
Presho, SD 57568

\$800,000
160± Acres
Lyman County



**Lyman County, SD 160 Acres
Presho, SD / Lyman County**

SUMMARY

Address

43.92515, -100.0208 null

City, State Zip

Presho, SD 57568

County

Lyman County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

43.92515 / -100.0208

Acreage

160

Price

\$800,000

Property Website

<https://talltinesproperties.com/property/lyman-county-sd-160-acres/lyman/south-dakota/110791/>



Lyman County, SD 160 Acres Presho, SD / Lyman County

PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this productive 160-acre farmland offering located just 2 miles northeast of Presho, South Dakota. Combining quality soils, strong agricultural potential, convenient access, and recreational appeal, this property presents an excellent opportunity for producers, investors, and outdoor enthusiasts alike.

Boasting a 69.63 CPI Soil Productivity Rating, the tract offers a solid foundation for continued crop production and long-term value appreciation. The property features dirt road access along the west boundary, providing reliable access for farm equipment, grain hauling, and day-to-day operations. Its location just one-half mile north of Dakota Mill & Grain offers a significant advantage for marketing grain and reducing transportation costs.

A mature shelterbelt lines the north side of the property, creating an attractive natural feature while providing protection from prevailing winds. Beyond its agricultural benefits, the shelterbelt and surrounding habitat offer excellent cover for wildlife, making this tract appealing to sportsmen seeking a property with recreational potential.

Lyman County has long been recognized for its productive farmland and strong agricultural heritage. In addition to its farming capabilities, the region is well known for upland bird hunting opportunities. The combination of cropland, nearby habitat, and established shelterbelts creates an environment that can attract pheasants and other game birds throughout the season, adding another dimension of value and enjoyment to the property.

Whether your goals include expanding an existing farming operation, adding a quality land asset to your investment portfolio, or owning a tract that offers both agricultural income and recreational opportunities, this property is worthy of consideration. With its strategic location near Presho, quality soils, strong access, and potential for pheasant hunting, this 160-acre Lyman County offering represents a rare opportunity to own a versatile piece of South Dakota land.

Property Features

- 69.63 CPI Soil Productivity Rating
- Direct Dirt Road Access on West Boundary
- Shelterbelt Along North Property Line
- 2 Miles Northeast of Presho
- Approximately 0.5 Miles North of Dakota Mill & Grain
- Strong Agricultural Production Potential
- Excellent Long-Term Investment Opportunity

Area Information

[South Dakota Game, Fish and Parks](#)

[City of Presho](#)

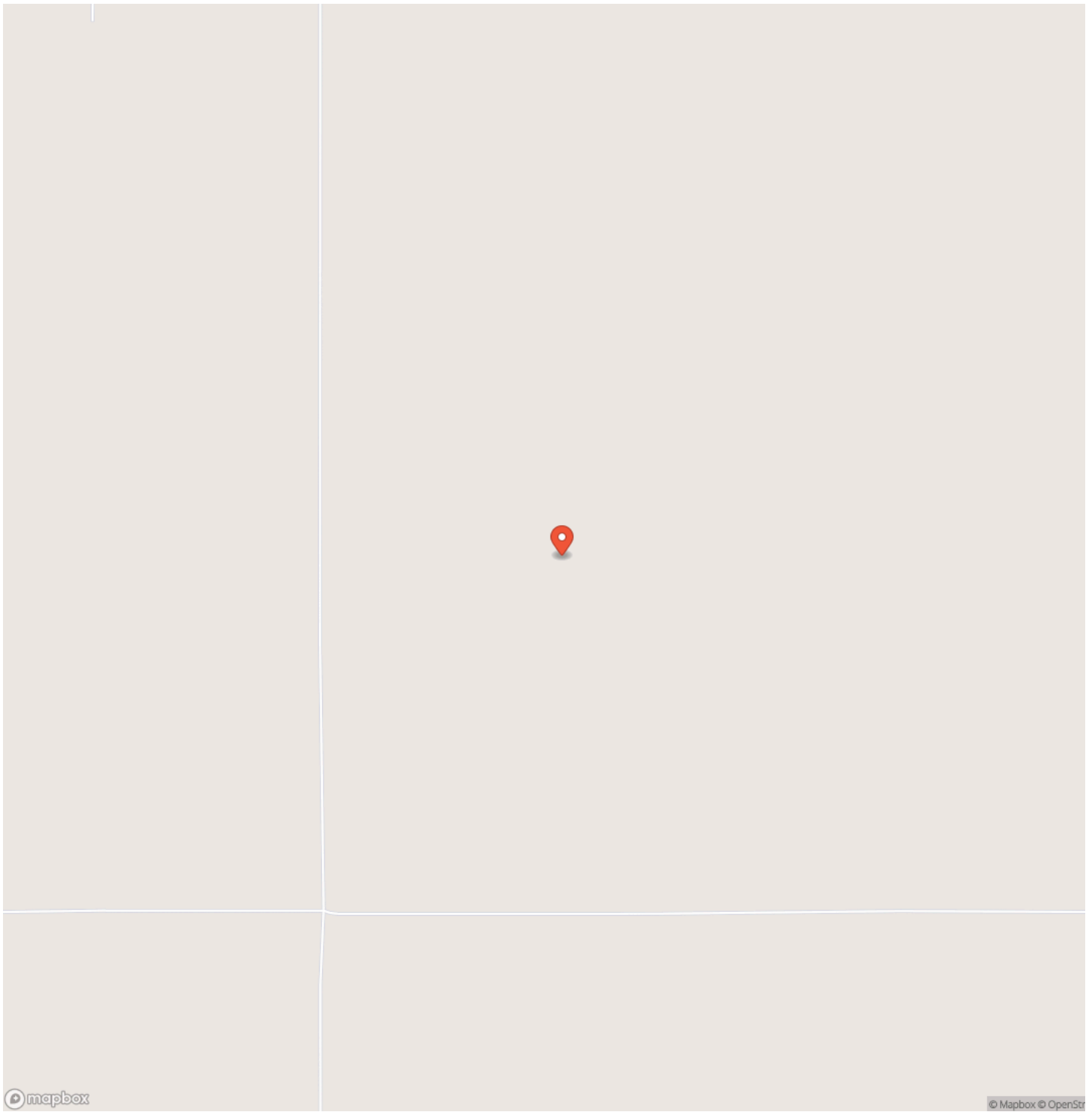
[Lyman County](#)



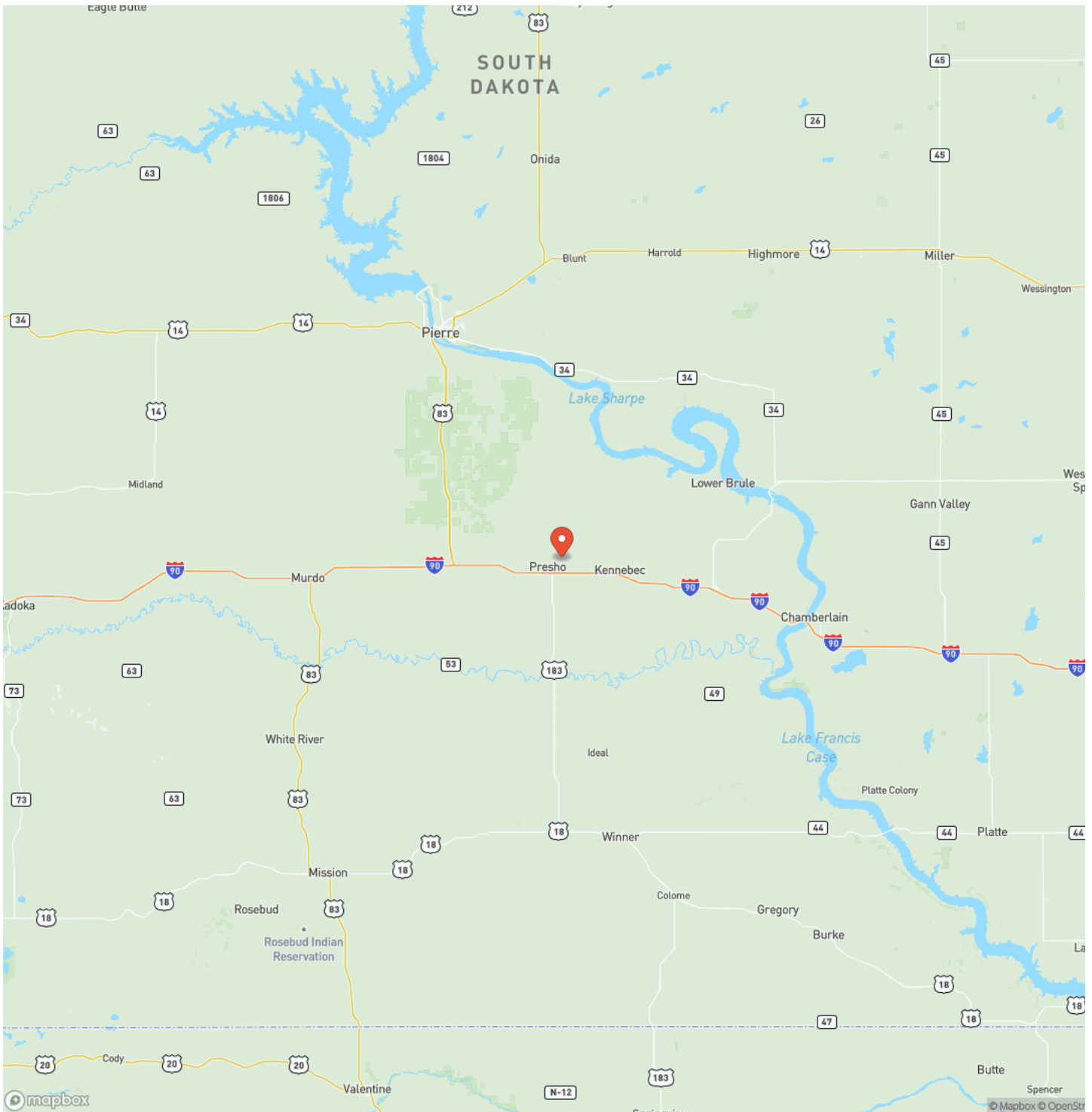
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, Its Agents, or the Seller. Access to property, access to utilities, or any measurement including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurement, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

COOPERATING BROKER COMPENSATION:

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at all showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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