

Lyman County, SD 160 Acres
TBD County Road 22
Presho, SD 57568

\$840,000
160± Acres
Lyman County



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

SUMMARY

Address

TBD County Road 22 null

City, State Zip

Presho, SD 57568

County

Lyman County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

44.02465 / -100.09125

Taxes (Annually)

\$1,111

Acreage

160

Price

\$840,000

Property Website

<https://talltinesproperties.com/property/lyman-county-sd-160-acres/lyman/south-dakota/111709/>



PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this exceptional 160 acres of farmland and recreational property located in the heart of Lyman County, South Dakota, just 8.5 miles north of Presho. Offering an outstanding combination of productive agricultural ground, quality wildlife habitat, and excellent year-round access, this tract is well-suited for producers, investors, and outdoor enthusiasts alike. The property fronts County Highway 22, a well-maintained gravel road that provides convenient access for farm equipment, grain hauling, and recreational use in every season. The soils feature an impressive 64.51 Crop Productivity Index (CPI), highlighted by productive Promise, Witten, and Millboro soil types, making this property a reliable income-producing farmland investment with long-term agricultural value.

Beyond its farming potential, this property offers outstanding habitat for wildlife. Mature shelterbelts along the western boundary create excellent cover, travel corridors, and protection from prevailing winds, enhancing both wildlife habitat and farming conditions. The combination of shelterbelts, intermittent drainage, surrounding cropland, and nearby cover creates an ideal environment for South Dakota's renowned pheasant hunting, while also supporting a healthy population of whitetail deer that frequently travel and bed along the wooded edge of the property. Whether you're looking to enjoy memorable hunts with family and friends or simply own land that offers recreational value alongside annual farm income, this property checks all the boxes. The aerial imagery illustrates the attractive mix of productive tillable acres, shelterbelts, and natural drainage that contribute to both agricultural productivity and wildlife appeal.

Properties offering this combination of productive farmland, dependable access, strong hunting opportunities, and a desirable central South Dakota location continue to be in high demand. Whether you're expanding your farming operation, completing a 1031 exchange, adding to your investment portfolio, or purchasing your first piece of South Dakota land, this Lyman County property represents an outstanding opportunity. With its convenient location near Presho, quality soils, excellent road frontage, and proven recreational appeal, this is a property that can be enjoyed today while providing lasting value for generations to come.

Features

- 160 Acres of productive Lyman County, South Dakota farmland with a 64.51 Crop Productivity Index (CPI) and quality Promise, Witten, and Millboro soils.
- Excellent year-round access via well-maintained County Highway 22 (graveled road), located just 8.5 miles north of Presho, South Dakota.
- Strong agricultural investment offering productive tillable acres with long-term income-producing potential.
- Established shelterbelts along the western boundary provide wildlife habitat, wind protection, and natural cover for game.
- Outstanding pheasant and whitetail deer hunting with excellent habitat created by shelterbelts, intermittent drainage, and surrounding cropland.

Area Information

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

[Lyman County](#)

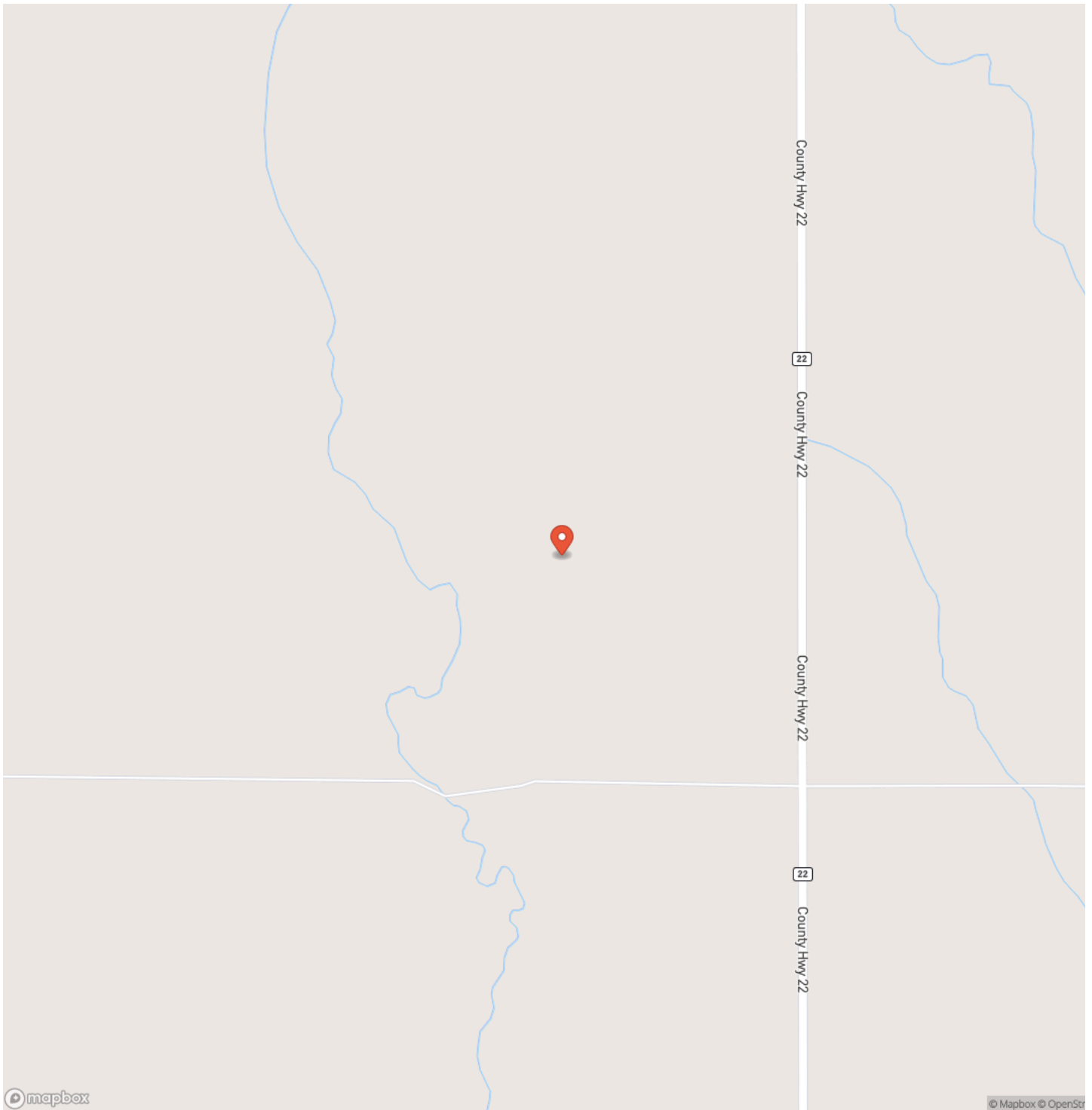
[City of Presho](#)



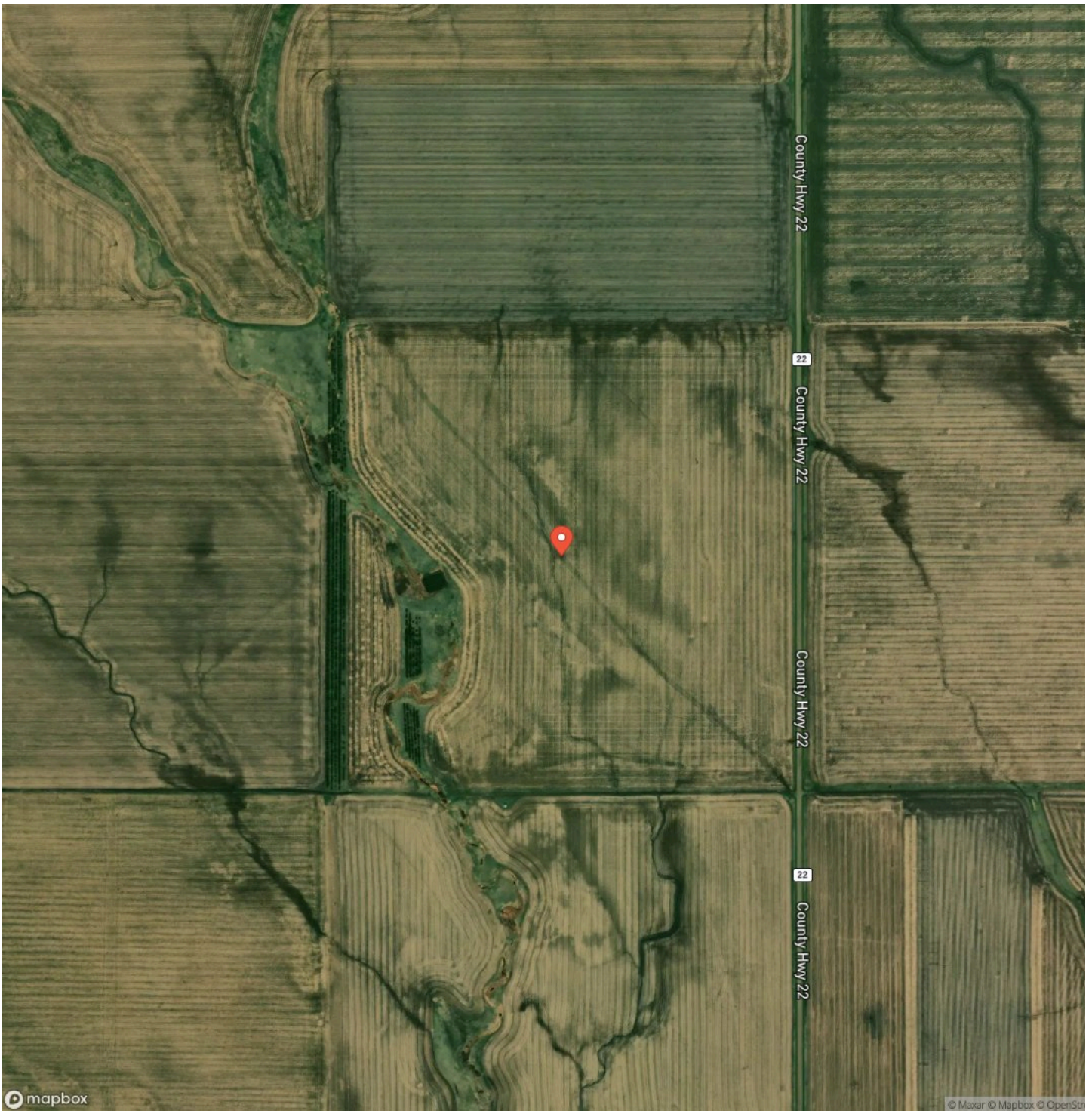
Lyman County, SD 160 Acres
Presho, SD / Lyman County



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.



Tall Tines Trophy Properties
PO Box 23
Presho, SD 57568
(605) 840-9578
<https://talltinesproperties.com/>

