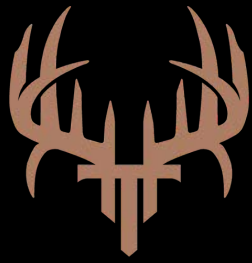


FARM

RANCH

HUNT

INVEST



TALL TINESTM
TROPHY PROPERTIES

MINNEHAHA COUNTY SOUTH DAKOTA

89 ± ACRES / VALLEY SPRINGS, SD



Licensed in South Dakota, Nebraska, and Minnesota.



MINNEHAHA COUNTY, SD

\$1,584,200 | 89 ± ACRES

Rare investment, farming, and building opportunity in one of eastern South Dakota's fastest-growing areas. This 89-acre property features highly productive farmland with an average Crop Productivity Index (CPI) of 73.79, including 55 acres with a CPI over 80, ideal for corn, soybeans, alfalfa, and more. Farm it yourself or lease it for additional income.

Located just minutes from Brandon and only one mile from a paved road, this property offers outstanding access with peaceful country living. Two building eligibilities provide the opportunity to build your dream home plus a second residence or future investment. Enjoy the convenience of nearby Sioux Falls, top-rated schools, shopping, dining, parks, golf, entertainment, and the local casino. A premier property with exceptional agricultural value and long-term growth potential.



KEY FEATURES:

- Productive farmland (CPI: 73.79)
- Excellent production for corn, soybeans, alfalfa, and other crops
- Opportunity for rental income through a local farming lease
- Two building eligibilities
- Just minutes from Brandon and Sioux Falls
- Located at 264th Street & 485th Avenue
- Only one mile from a paved road
- Excellent long-term investment and appreciation potential
- Nearby parks, golf courses, recreation, and entertainment



INVESTMENT POTENTIAL

This exceptional 89± acre property presents a strong investment opportunity, combining productive farmland, steady income potential, and long-term growth prospects. With an average Crop Productivity Index (CPI) of 73.79—including 55 acres exceeding a CPI of 80—the land supports reliable crop production or cash rental income. Ideally located just minutes from Brandon and Sioux Falls within a rapidly expanding region of eastern South Dakota, the property also includes two building eligibilities, adding future residential or development flexibility. Its strong agricultural performance, strategic location, and multiple use options make it a compelling asset for investors seeking both immediate returns and long-term appreciation.

“Whether you're looking to expand your farming operation, build your forever home, develop an investment property, or simply own productive land in a rapidly growing area, this outstanding 89-acre tract deserves your attention.”

RECREATIONAL PURSUITS

- Country living with wide-open views
- Hobby farming and livestock opportunities
- Hunting and wildlife observation
- ATV, UTV, and trail riding
- Build your dream home or family estate
- Minutes from golf, parks, and Sioux Falls amenities





PROPERTY MAP



NEARBY ATTRACTIONS



CITY OF BRANDON, SD
5 miles



CITY OF VALLEY SPRINGS, SD
3 miles



BEAVER CREEK NATURE AREA
2 miles





LET'S TALK LAND




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Licensed in South Dakota, Nebraska, and Minnesota.

MEET THE TEAM



MARK SCHWEIGERT
Land Broker



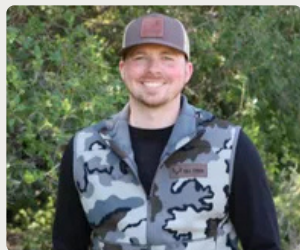
JAMIE NIELSON
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JAYDEN EVERSON
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JACK OBERG
Land Specialist



CHANCE WATSON
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