

Spink County 200
HWY 20
Northville, SD 57465

\$300,000
200± Acres
Spink County



Spink County 200
Northville, SD / Spink County

SUMMARY

Address

HWY 20

City, State Zip

Northville, SD 57465

County

Spink County

Type

Hunting Land, Recreational Land

Latitude / Longitude

45.158745 / -98.55047

Taxes (Annually)

\$514

Acreage

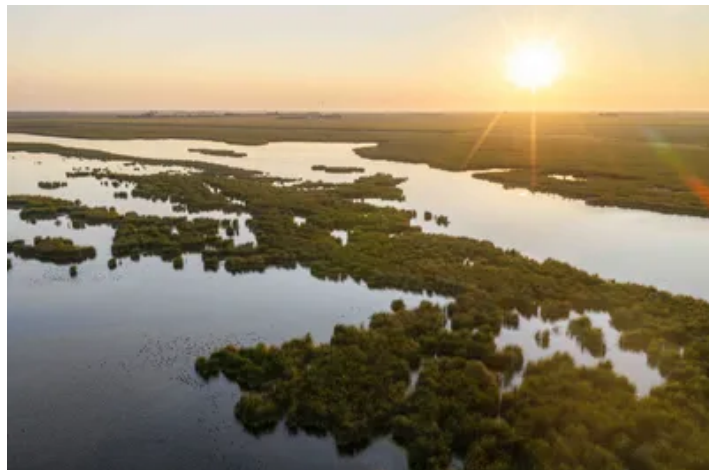
200

Price

\$300,000

Property Website

<https://talitinesproperties.com/property/spink-county-200-spink-south-dakota/116544/>



PROPERTY DESCRIPTION

Discover an exceptional hunting property in Spink County, South Dakota, offering a rare combination of prime waterfowl habitat, deer hunting opportunities, and long-term recreational and investment potential. Located just 30 minutes from Aberdeen, this property is primarily comprised of slough and low ground, creating the ideal environment for waterfowl and making it a true dream destination for serious hunters and outdoor enthusiasts.

The property's location near productive agricultural crop fields provides a dependable food source for migrating and resident waterfowl while also attracting excellent numbers of deer. The surrounding agricultural ground creates a natural transition between feeding and bedding areas, helping draw exceptional whitetails onto the property and providing an additional hunting opportunity beyond waterfowl.

With quality habitat and the potential for nesting, this property offers the foundation for a premier private hunting destination. Buyers can establish permanent blinds and strategically improve the property for personal use, or develop it into an additional asset for a guided hunting operation. Its proximity to Aberdeen and productive surrounding farmland also makes it an attractive addition to an existing pheasant or waterfowl guiding business.

Another significant advantage is that the property currently has no easements attached. This provides the new owner with flexibility and the potential opportunity to explore conservation or habitat easement programs that could help recoup a portion of the initial investment, subject to program eligibility and approval.

Whether you are looking to expand an established guiding operation, add a valuable recreational property to your portfolio, or simply own your own piece of South Dakota hunting paradise, this Spink County property deserves a closer look. Opportunities to acquire versatile hunting ground with waterfowl, deer, habitat, and potential investment benefits all in one package are increasingly hard to find.

Features

- 200 Acres +/-
- Exceptional Waterfowl hunting
- Excellent Deer hunting habitat
- 30 Minutes from Aberdeen
- Hwy Access providing year round use

Area Information

[SDGFP](#)

[Mellette SD](#)

[Northwestern School District](#)

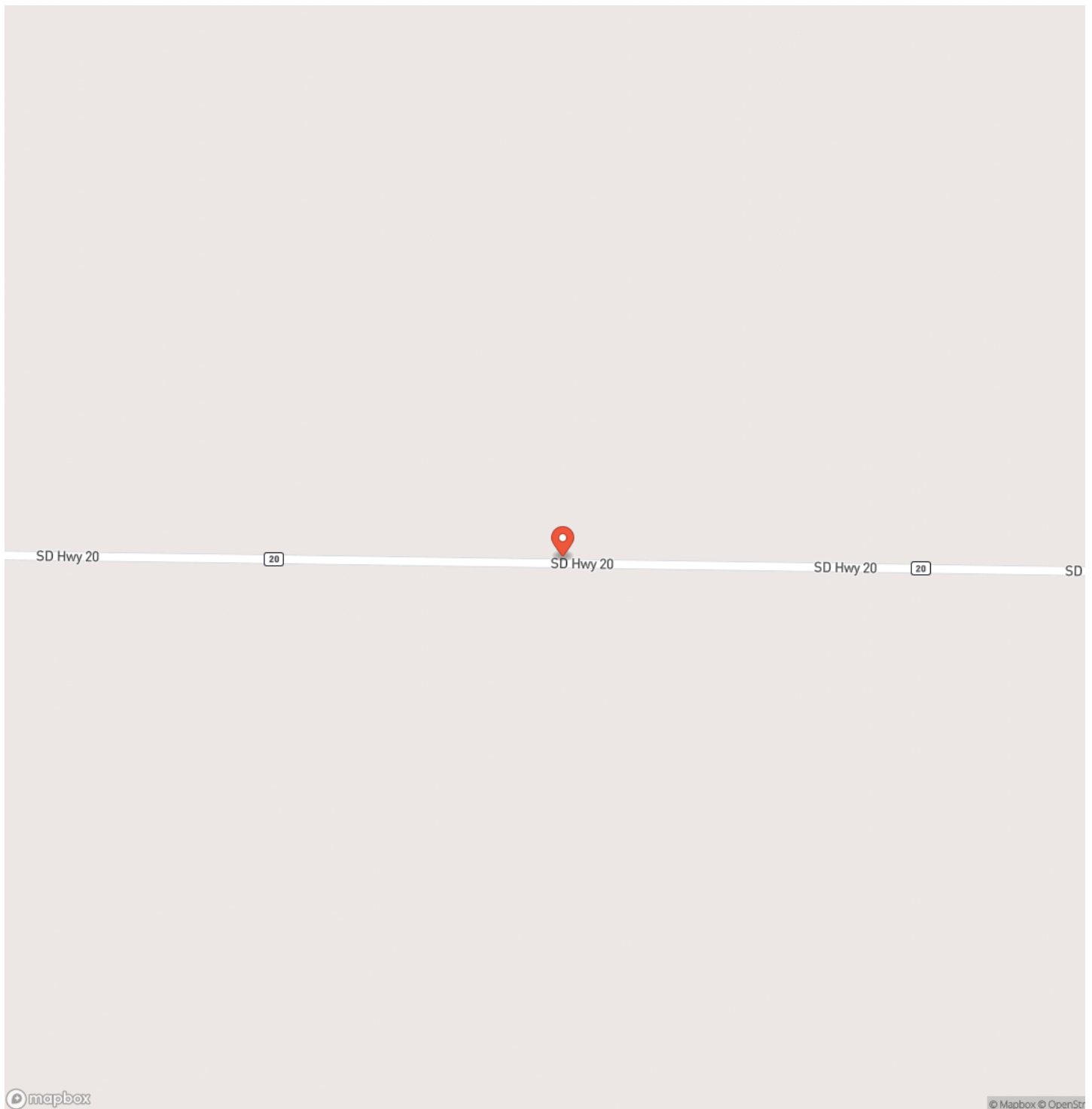
[Northville SD](#)

[Aberdeen SD](#)

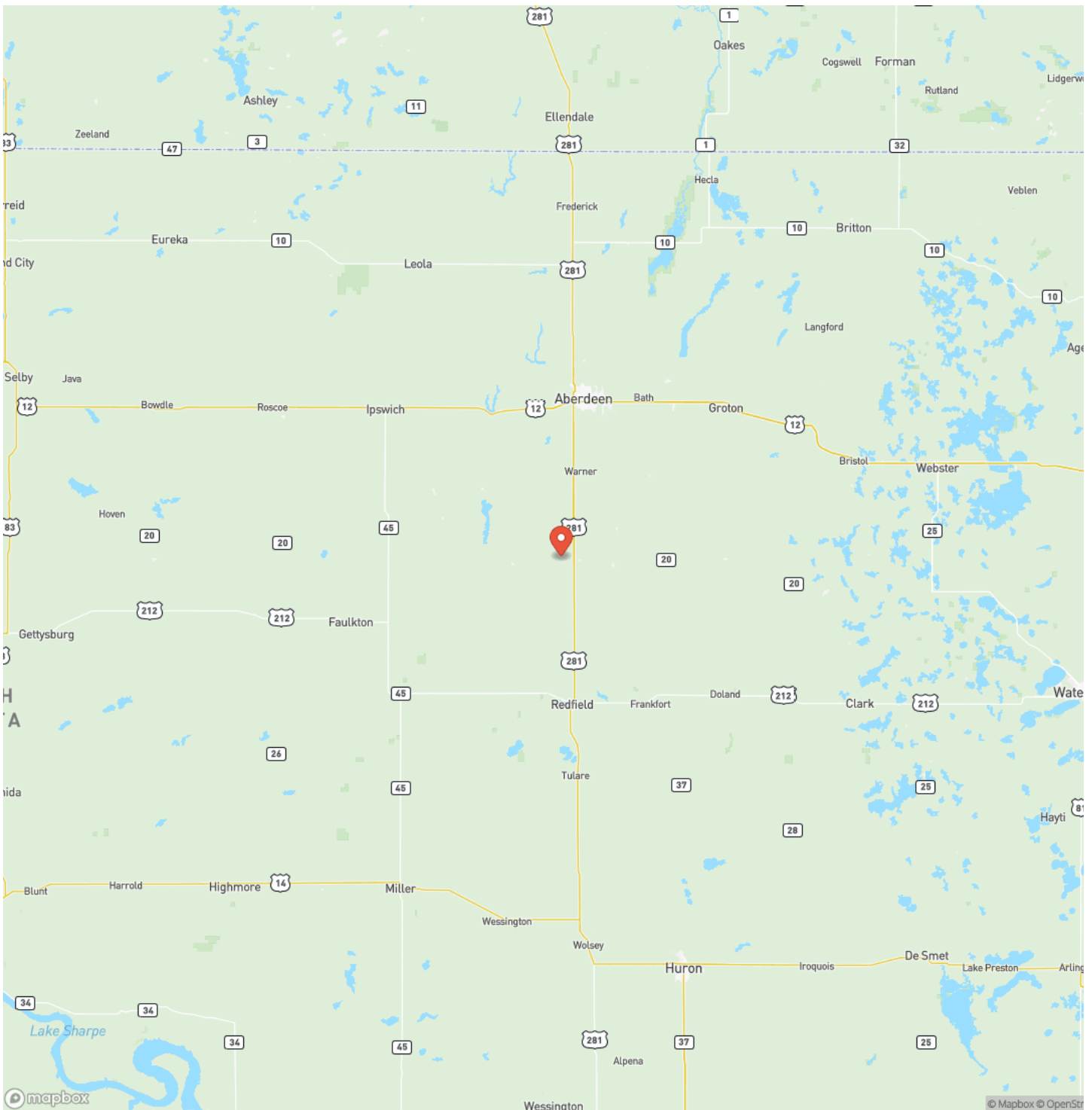




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Cresbard, SD 57435

NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

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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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