

Jones County, SD 160 Acres
TBD County Road N5
Okaton, SD 57552

\$480,000
160± Acres
Jones County



Jones County, SD 160 Acres
Okaton, SD / Jones County

SUMMARY

Address

TBD County Road N5

City, State Zip

Okaton, SD 57552

County

Jones County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

43.96694 / -101.05246

Acreage

160

Price

\$480,000

Property Website

<https://talltinesproperties.com/property/jones-county-sd-160-acres-jones-south-dakota/118008/>



PROPERTY DESCRIPTION

Located in the heart of central South Dakota, this exceptional 160± acre property offers a strong combination of agricultural productivity, livestock utility, water resources, wildlife habitat, and year round recreational opportunity. With approximately 101.42 FSA base acres, a productive mixture of alfalfa and grassland, three ponds, and convenient gravel road access, this property is well suited for agricultural operators, outdoor enthusiasts, and land investors seeking a versatile South Dakota holding.

The agricultural component provides a dependable foundation for the property. Approximately 101.42 FSA base acres offer income producing potential, while the established mixture of alfalfa and grassland can support hay production, grazing, or a combination of both. The varied terrain and natural contours promote excellent drainage across the property, helping move surface water while creating a diverse landscape with both productive ground and valuable habitat.

Three ponds are strategically located throughout the acreage, providing important water sources for livestock and wildlife. These water features enhance the property's agricultural usefulness while adding considerable recreational value. The combination of open grassland, alfalfa, rolling terrain, natural drainages, and dependable water creates the food, cover, travel corridors, and security wildlife need throughout the year.

Hunters will appreciate the outstanding opportunities for both whitetail and mule deer. The property's diverse terrain creates natural movement routes, bedding areas, and multiple potential stand or blind locations. The mixture of agricultural ground, native cover, and water also provides excellent habitat for pheasants and other upland birds. Whether managed as a private hunting retreat or operated as productive agricultural land with recreational benefits, this property offers the versatility today's land buyers are looking for.

Soil mapping identifies several soil types across the property, including Kirley Mosher complex and Promise clay soils. The mapped acreage carries an overall weighted average Crop Productivity Index of approximately 45.67, with individual areas reaching CPI ratings as high as 69. This soil diversity complements the property's mixture of alfalfa and grassland and supports its continued agricultural use.

Access is convenient from County Road N5, a gravel road running along the property's southern boundary. The property is located approximately 6.5 miles north of Interstate 90, 13 miles northwest of Okaton, 21 miles northwest of Murdo, and 12 miles southeast of Midland. This central location provides the privacy and open space of rural South Dakota while maintaining practical access to I-90 and nearby communities.

With productive agricultural acres, three ponds, excellent drainage, quality wildlife habitat, strong hunting opportunities, and convenient access, this Jones County property represents an outstanding opportunity to own a well rounded piece of South Dakota land. It is equally suited for hay production, grazing, recreation, investment, or the development of a long-term family landholding.

Features

- 160± acres located in Jones County, South Dakota
- Approximately 101.42 FSA base acres with a mixture of alfalfa and grassland
- Three ponds providing valuable water for livestock and wildlife
- Excellent whitetail, mule deer, pheasant, and upland bird hunting opportunities
- Gravel-road access from County Road N5, approximately 6.5 miles north of Interstate 90

Area Information

[City of Murdo](#)

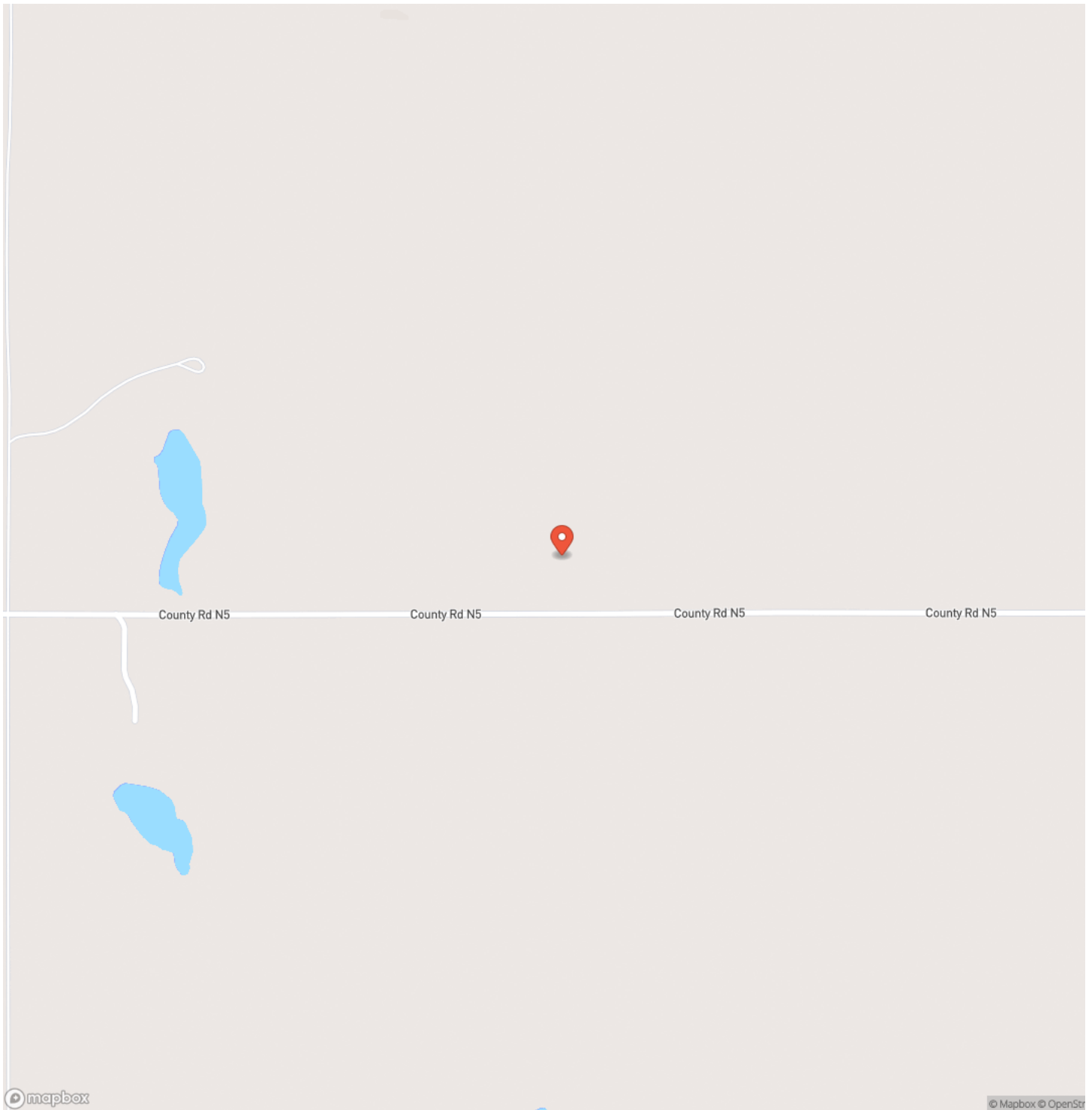
[FSA Office Jones County](#)

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

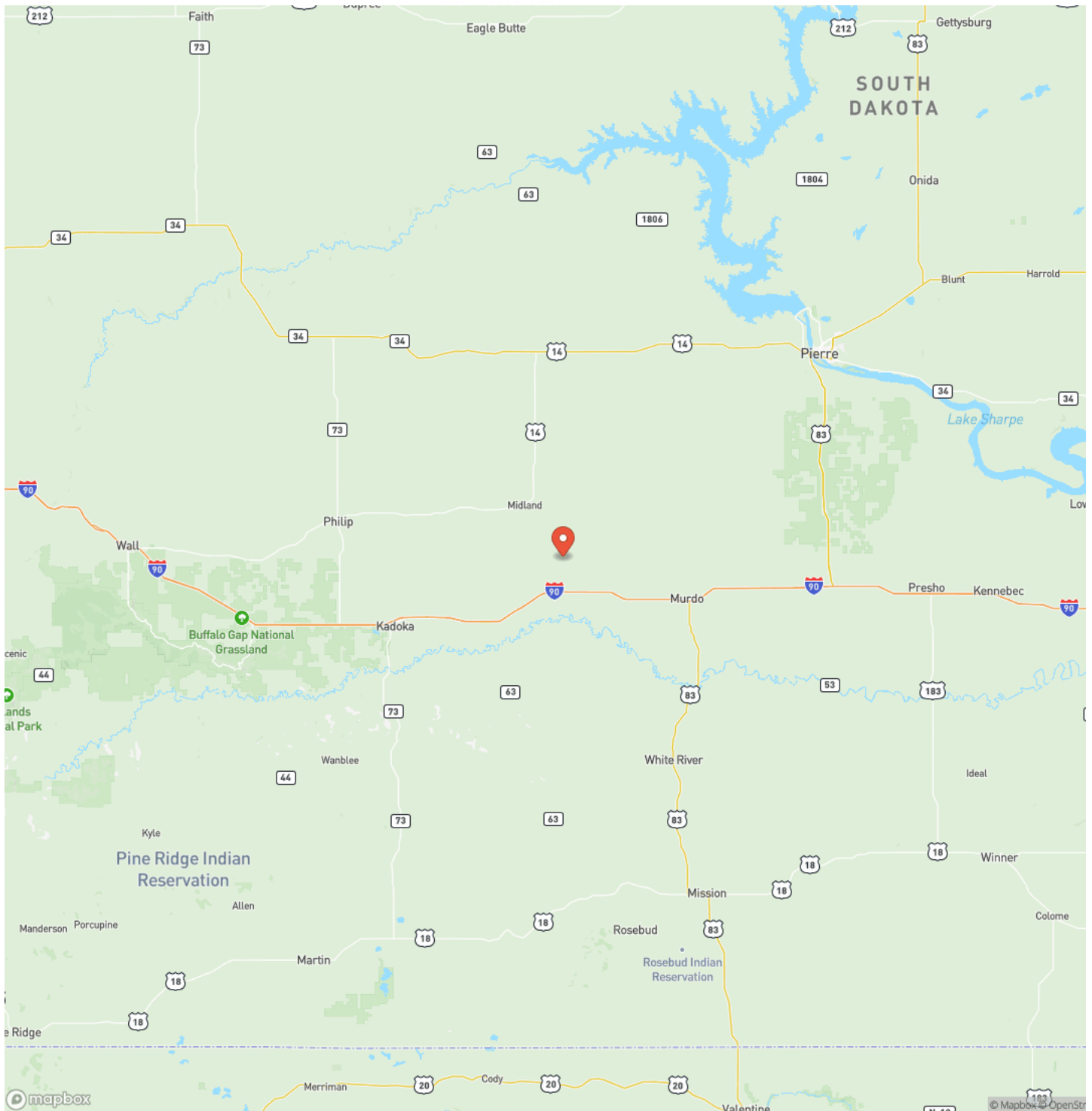




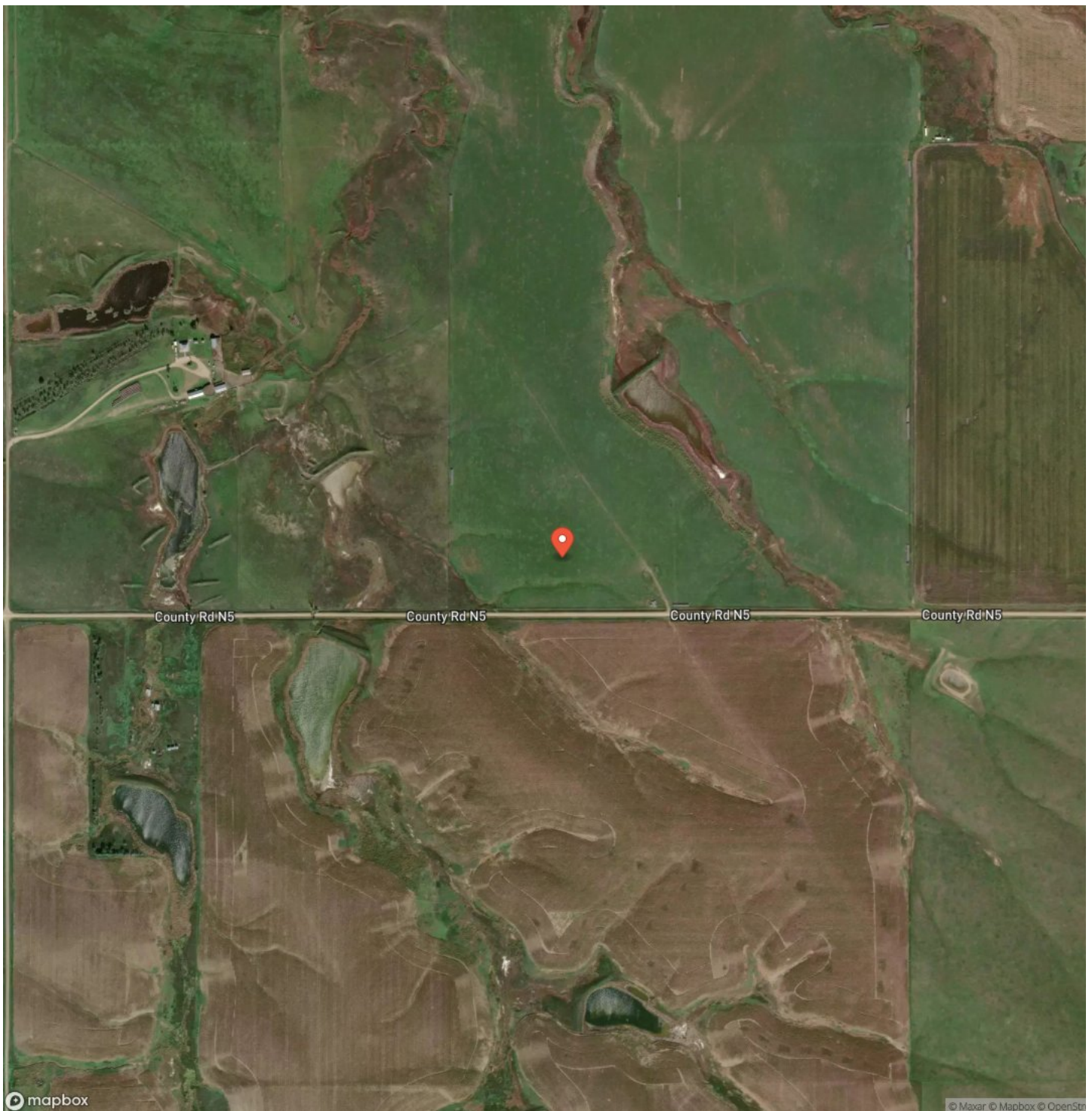
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://talitinesproperties.com/>

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.

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