FARM | RANCH | HUNT | INVEST

TALL TINES™
TROPHY PROPERTIES

YANKTON COUNTY, SOUTH DAKOTA

2.15 ± ACRES / MISSION HILL,SD

Licensed in South Dakota, Nebraska, and Minnesota.

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YANKTON COUNTY, SD

$28,000 | 2.15 ± ACRES

Imagine a serene lot with towering trees, just five minutes from the charming town of Yankton, South Dakota. This property offers an ideal blend of privacy and a connection to nature, with abundant tree coverage creating a peaceful setting for your future home or getaway. Spanning 2.15 acres, it provides ample space to build the retreat you've always envisioned.

Located less than 200 yards from the scenic James River and a mile from the majestic Missouri River, this property is perfect for outdoor enthusiasts. Spend your days fishing for catfish or pursuing trophy walleye, with a nearby Game, Fish and Parks access point just steps away. With utilities at the property line, this idyllic setting invites you to create your dream home where nature and convenience coexist seamlessly.

KEY FEATURES:

- 2.15 Acre Lot
- Surrounded by Trees
- Secluded
- Mother Nature Abound
- James and Missouri River
- 5 Minutes from Yankton

INVESTMENT POTENTIAL

This property offers strong long-term promise with its rare mix of privacy, natural beauty, and convenient access to Yankton. With over an acre of land surrounded by tall, established trees, it provides an appealing setting for a future home or retreat. Its close proximity to both the James and Missouri rivers adds recreational value that continues to attract buyers, making this a solid choice for personal use or future resale.

> Don’t miss the chance to own this rare combination of natural beauty, recreational opportunities, and easy access to town—your ideal South Dakota retreat awaits.

RECREATIONAL PURSUITS

- Fishing on the James and Missouri Rivers
- Kayaking and canoeing close to home
- Boating with nearby launch access
- Watching local wildlife in a quiet setting
- Exploring wooded areas around the property
- Relaxing outdoors in a peaceful natural space

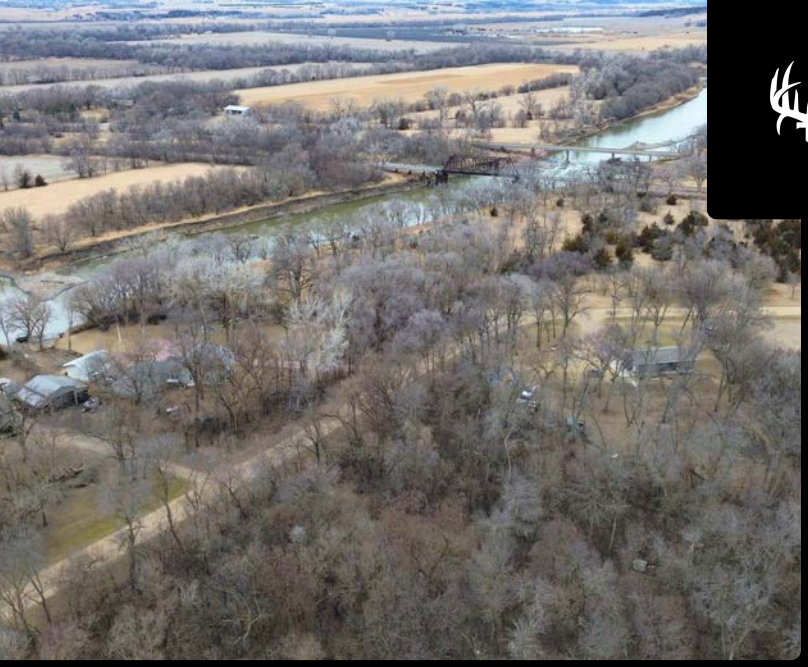
PROPERTY MAP

NEARBY ATTRACTIONS

JAMES RIVER
200 yards

MISSOURI RIVER
1 miles

YANKTON, SD
5 miles



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LET'S TALK LAND

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