

**Charles Mix County, SD 40 Acres and Manufactured Home**  
28151 384th Avenue  
Armour, SD 57313

**\$375,000**  
40± Acres  
Charles Mix County



## Charles Mix County, SD 40 Acres and Manufactured Home Armour, SD / Charles Mix County

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### **SUMMARY**

#### **Address**

28151 384th Avenue

#### **City, State Zip**

Armour, SD 57313

#### **County**

Charles Mix County

#### **Type**

Farms, Hunting Land, Single Family, Recreational Land, Residential Property

#### **Latitude / Longitude**

43.307942 / -98.505891

#### **Dwelling Square Feet**

1,216

#### **Bedrooms / Bathrooms**

3 / 2.5

#### **Acreage**

40

#### **Price**

\$375,000

#### **Property Website**

<https://talitinesproperties.com/property/charles-mix-county-sd-40-acres-and-manufactured-home/charles-mix/south-dakota/96755/>



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### **PROPERTY DESCRIPTION**

Nestled in the heart of South Dakota hunting country, this exceptional 40± acre property in Charles Mix County offers the perfect combination of comfortable rural living, usable outbuildings, and outstanding recreation. Located with excellent access off 384th Avenue, this tract sits approximately 6 miles west of Armour, 10.5 miles east of Geddes, and 21 miles southeast of Platte, placing you in a convenient location while still enjoying the privacy and peace of the country.

The property features a 1,216 sq. ft. manufactured home with 3 bedrooms and 2.5 bathrooms, offering plenty of space for a full-time residence, weekend getaway, or hunting headquarters. A large 1,860 sq. ft. pole shed with a concrete floor provides excellent storage for equipment, vehicles, and recreational gear and is equipped with 100 amp power. Also included is a 408 sq. ft. shed currently used as a dog kennel, adding even more versatility for hobbyists, sportsmen, or livestock and kennel needs.

For the outdoor enthusiast, this property truly stands out. The acreage offers excellent pheasant and deer habitat with multiple shelterbelts and cover that provide ideal bedding, travel corridors, and hunting opportunities. Whether you're looking for a small hunting parcel, a country home with room to roam, or a versatile investment in a strong area, this Charles Mix County property checks the boxes.

Don't miss this rare opportunity to own a well-rounded acreage offering residence, improvements, and recreation, all in one package.

### **Features**

- 1,216 sq. ft. manufactured home
- 3 bedrooms | 2.5 bathrooms
- 1,860 sq. ft. pole shed with concrete floor
- 100 amp power to pole shed
- 408 sq. ft. shed currently used as a dog kennel
- Several shelterbelts across the property
- Excellent pheasant and deer habitat
- Excellent access off 384th Avenue
- Located 6 miles west of Armour
- Located 10.5 miles east of Geddes
- Located 21 miles southeast of Platte

### **Area Information**

[South Dakota Game Fish and Parks](#)

[City of Armour](#)

[Charles Mix County](#)

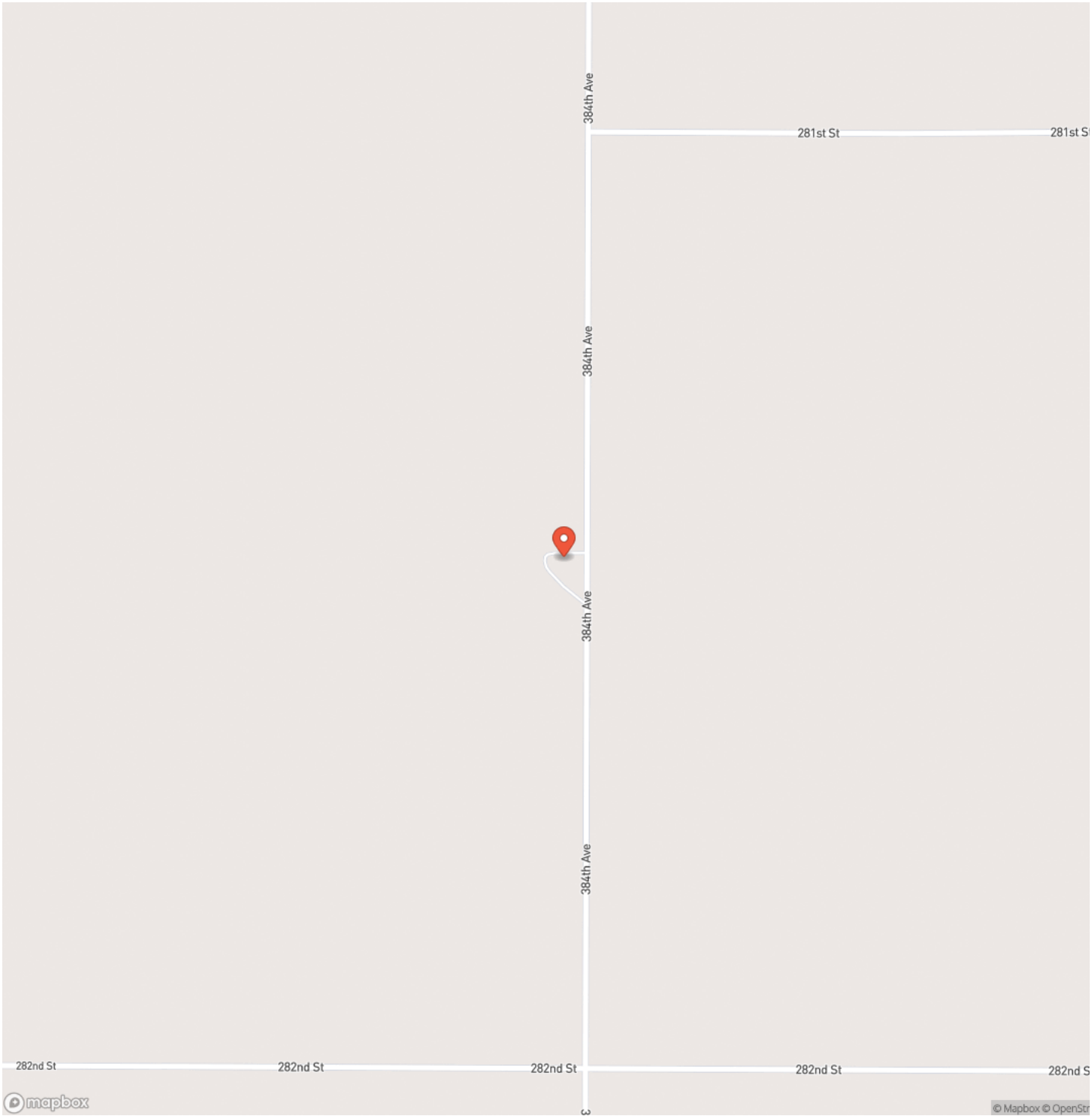


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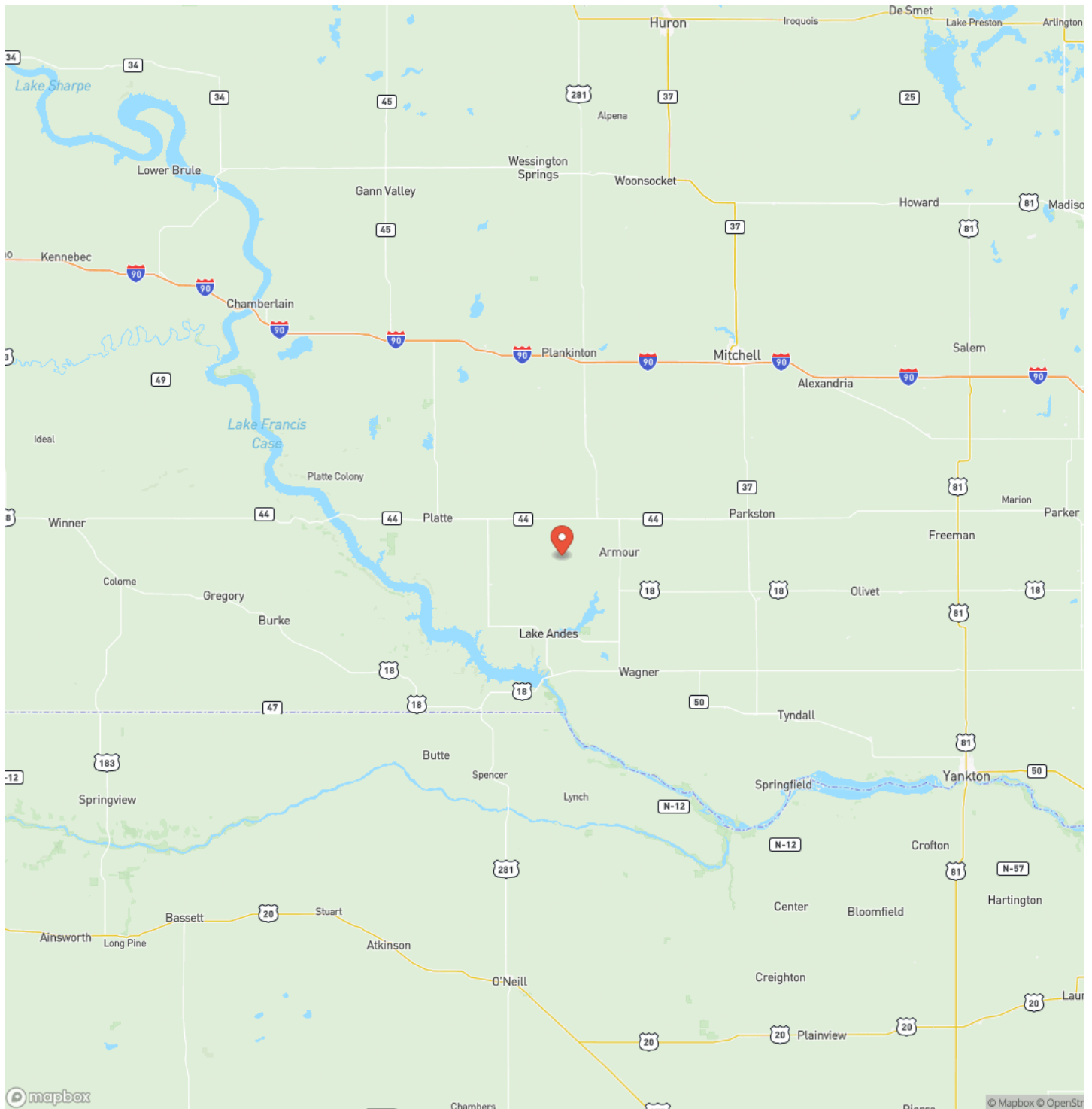
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Locator Map



## Locator Map



## Satellite Map



**Charles Mix County, SD 40 Acres and Manufactured Home  
Armour, SD / Charles Mix County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Schweigert

## Mobile

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## Office

(605) 840-9578

## Email

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## Address

2143 Arrowhead Circle

## City / State / Zip

Spearfish, SD 57783

## NOTES



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**<https://talitinesproperties.com/>**

## **DISCLAIMERS**

When purchasing a property listed by Tall Tines Trophy Properties, the buyer's representing broker must be identified at the initial point of contact and must attend all showings unless prior arrangements have been made with Tall Tines Trophy Properties to qualify for compensation. If these requirements are not met, the selling broker may forfeit any compensation, at the sole discretion of Tall Tines Trophy Properties.



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