

Lyman County, SD 155.42 Acres
305th Avenue
Presho, SD 57568

\$932,520
155.42± Acres
Lyman County



Lyman County, SD 155.42 Acres
Presho, SD / Lyman County

SUMMARY

Address

305th Avenue null

City, State Zip

Presho, SD 57568

County

Lyman County

Type

Farms, Hunting Land

Latitude / Longitude

43.894058 / -100.067079

Taxes (Annually)

\$1,186

Acreage

155.42

Price

\$932,520

Property Website

<https://talltinesproperties.com/property/lyman-county-sd-155-42-acres/lyman/south-dakota/112337/>



PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this exceptional 155.42± acre tract located on the west edge of Presho, South Dakota, offering a rare opportunity to acquire highly productive farmland in one of central South Dakota's premier agricultural regions. With outstanding accessibility, strong soil quality, and recreational appeal, this property is well-suited for producers looking to expand their operation, investors seeking dependable income-producing land, or buyers looking for a long-term hard asset.

The property boasts an impressive 79.21 Crop Productivity Index (CPI), reflecting the quality of its productive soils. Approximately 95% of the farm consists of Millboro Silty Clay, one of the area's most desirable soil types for consistent crop production, providing an excellent foundation for corn, soybeans, wheat, and other regional crops. The remaining acreage includes Boro-Millboro Silty Clays and Millboro Silty Clay, contributing to the property's strong overall agricultural performance.

Accessibility is second to none. The farm features excellent paved road frontage and is positioned directly along the south side of Interstate 90, providing outstanding year-round access for farm equipment, grain transportation, and future investment potential. Its location immediately adjacent to Presho places essential agricultural services, grain markets, fuel, and equipment dealers just minutes away, making day-to-day operations efficient and convenient.

In addition to its productive farmland, this property offers outstanding upland bird hunting, with the combination of productive cropland, nearby habitat, and surrounding agricultural landscape creating excellent opportunities for pheasant hunting. Whether you're purchasing strictly for production or looking to enjoy the recreational benefits that South Dakota is known for, this tract offers an exceptional balance of both.

Quality farmland with this level of productivity, visibility, and location rarely becomes available. Whether your objective is expanding your farming operation, diversifying an investment portfolio, or securing a premier South Dakota land asset, this property represents an outstanding opportunity in the heart of Lyman County.

Features

- 155.42± acres of highly productive farmland located on the west edge of Presho, South Dakota.
- Outstanding 79.21 Crop Productivity Index (CPI) with approximately 95% Millboro Silty Clay soils, offering exceptional agricultural productivity.
- Excellent paved road access with direct frontage along Interstate 90, providing convenient year-round accessibility.
- Strong income-producing farm ideally suited for row crop production, investment, or expansion of an existing operation.
- Excellent upland bird hunting, combining productive farmland with quality pheasant habitat for outstanding recreational value.

Area Information

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

[Lyman County](#)

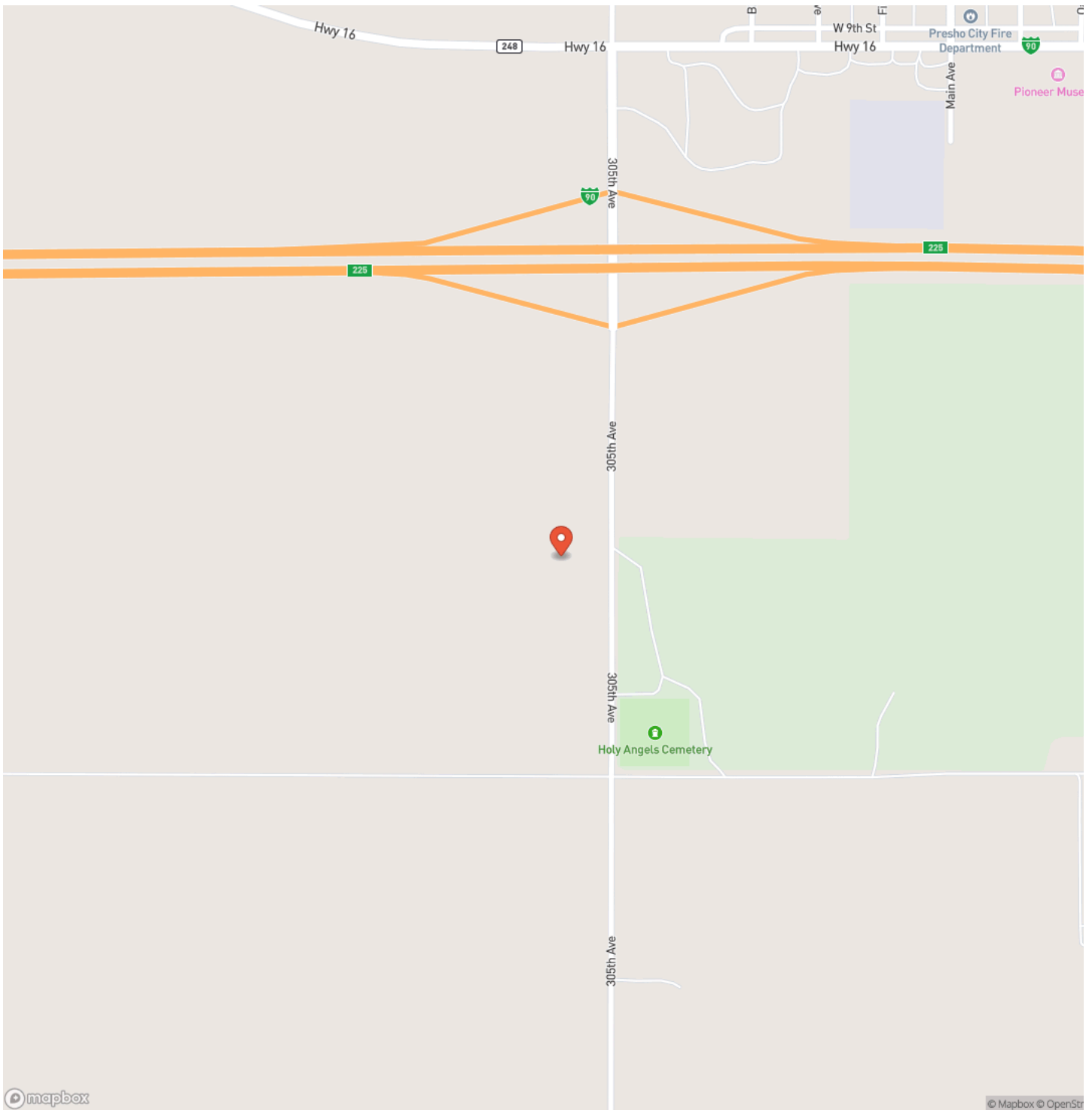
[City of Presho](#)



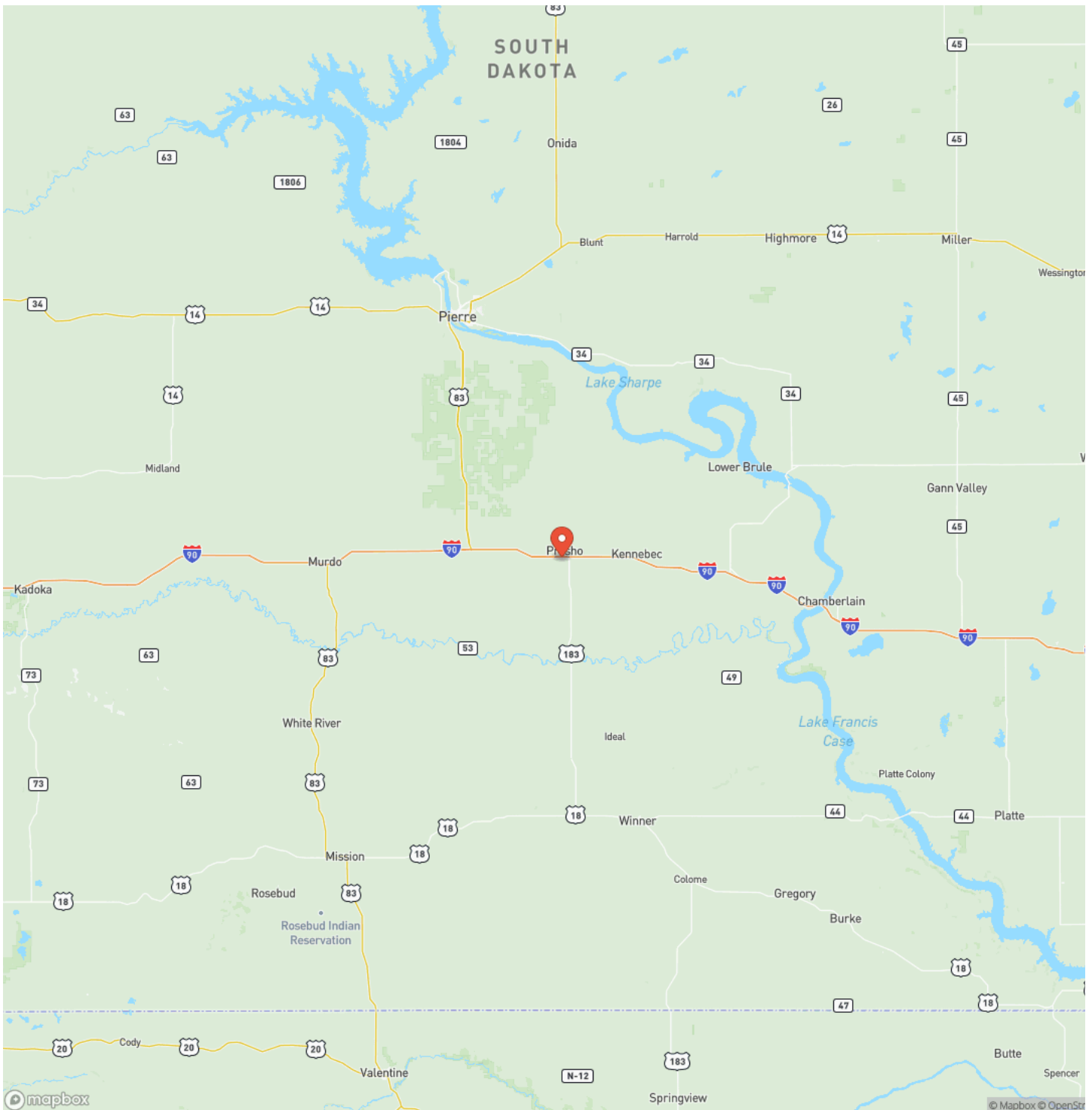
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Presho, SD / Lyman County



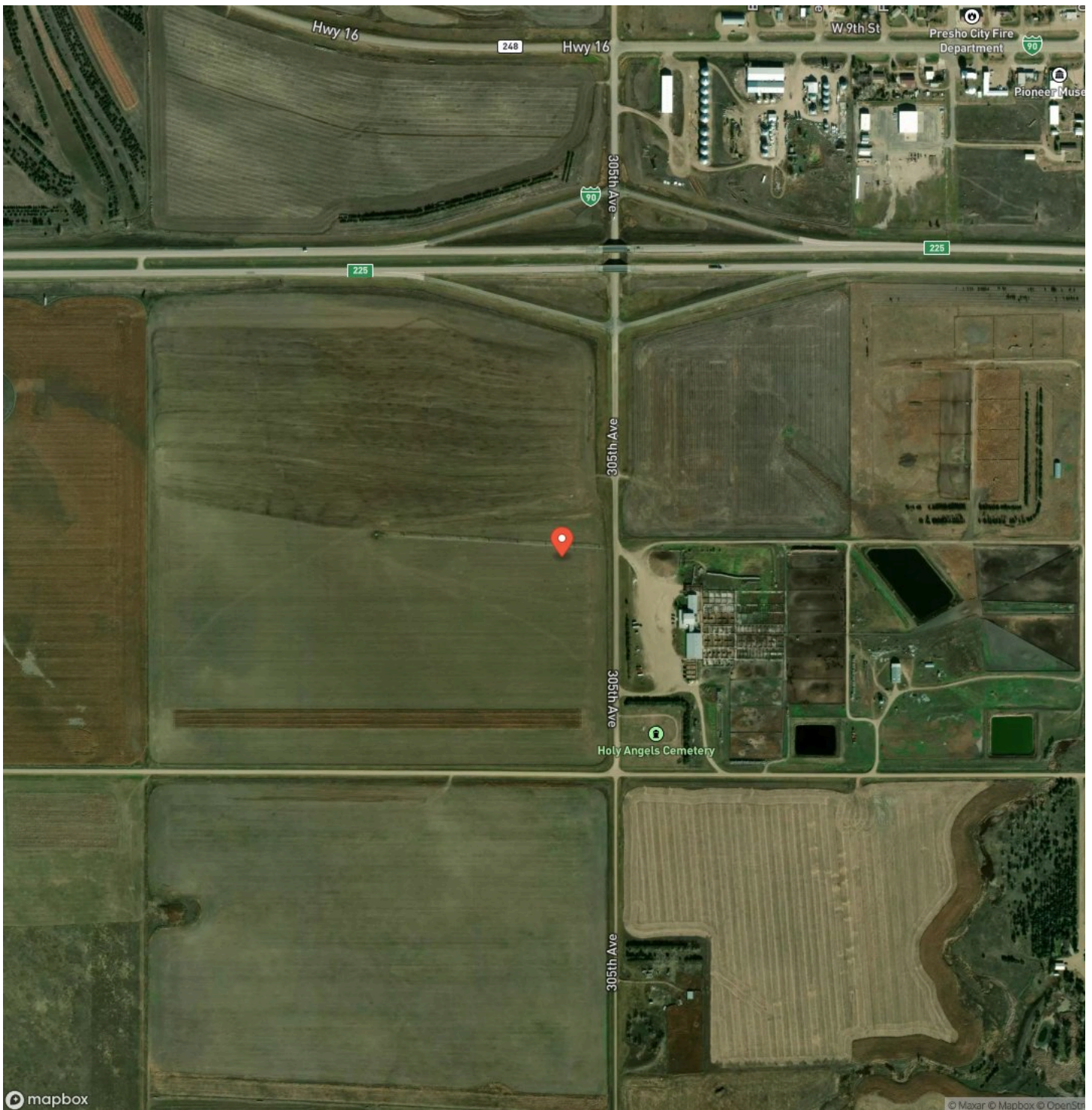
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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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.

COOPERATING BROKER COMPENSATION:

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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