FARM | RANCH | HUNT | INVEST

TALL TINES™
TROPHY PROPERTIES

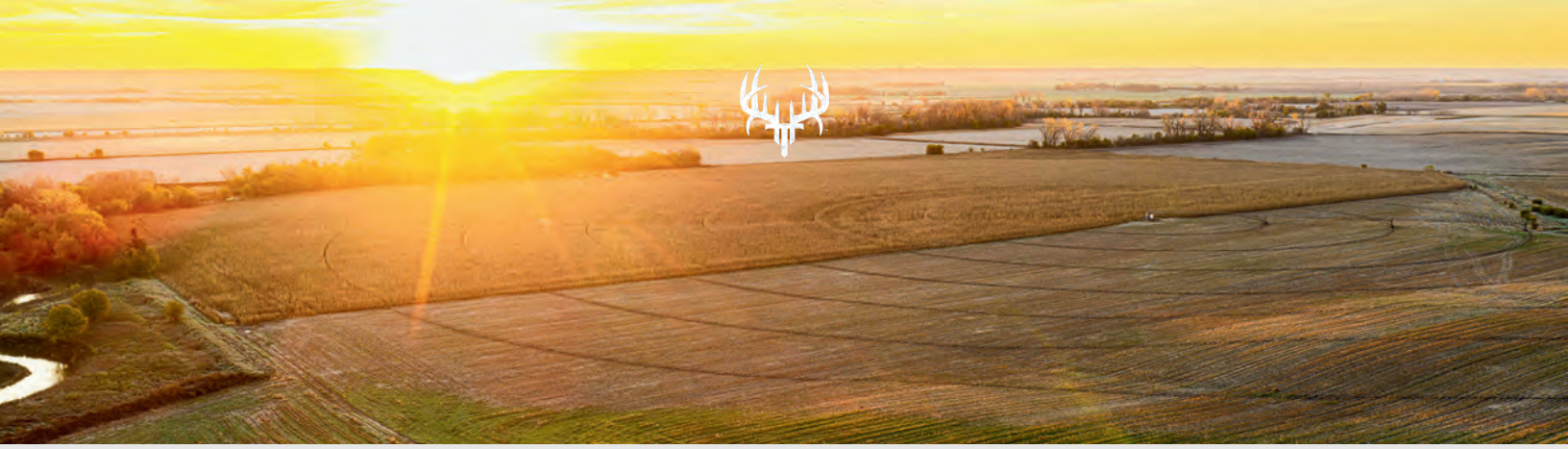


# TURNER COUNTY
# SOUTH DAKOTA

147± ACRES / CENTERVILLE, SD

Licensed in South Dakota, Nebraska, and Minnesota.

+1 605-214-2273 | www.talltinesproperties.com | jamie.nielson@talltinesproperties.com



# TURNER COUNTY, SD

**$2,600,000 | 147± ACRES**

This exceptional 147-acre property in Turner County, South Dakota, offers an outstanding combination of productive irrigated ground, river frontage, and recreational appeal. Approximately 132 acres of row crop ground carry a 72.59 soil productivity rating, providing excellent potential for agricultural production and livestock operations.



Adding to its versatility, approximately 15 acres border the river, offering scenic views, natural wildlife habitat, and excellent hunting opportunities. Whitetail deer, pheasants, ducks, and other small game frequent the property. With four building eligibilities, this tract also provides multiple opportunities for future rural homesites or development, subject to county requirements.



## KEY FEATURES:

- Irrigated Farm Land
- Vermillion River
- Recreational Hunting
- 4 Building Eligibilities
- Located along a Highway

# INVESTMENT POTENTIAL

With quality irrigated acreage, established water resources, and four building eligibilities, this property offers multiple avenues for long-term value. Its combination of agricultural productivity, recreational appeal, and future building opportunities makes it an attractive investment for farmers, investors, or those seeking a versatile rural property.

> *Where productive farmland meets the beauty of the river, creating an opportunity that's as versatile as it is unique.*

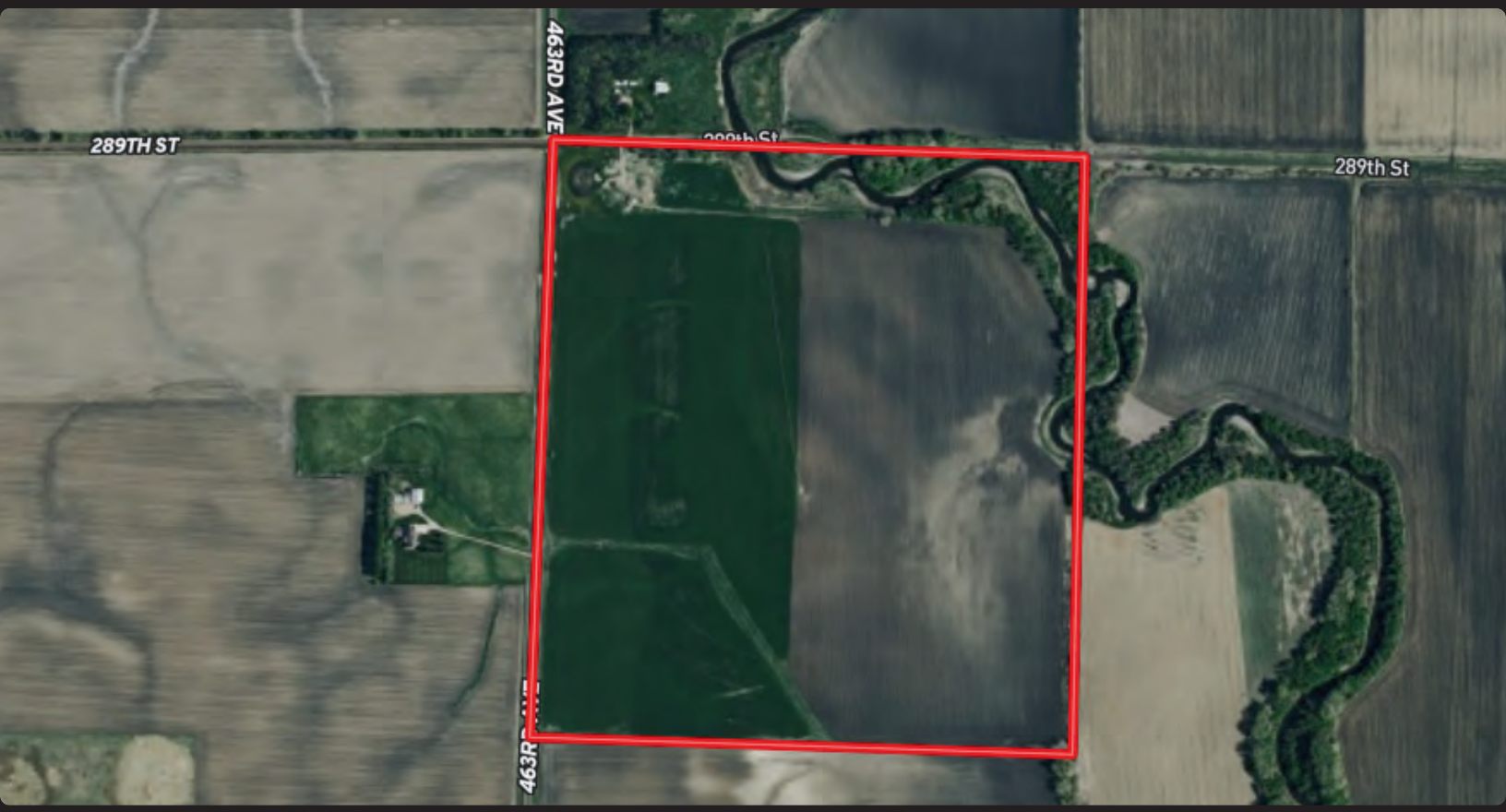
# RECREATIONAL PURSUITS

- Pheasant and upland bird hunting
- Whitetail deer hunting
- Waterfowl hunting
- Fishing at nearby lakes and rivers
- Small game hunting
- Riverfront outdoor recreation





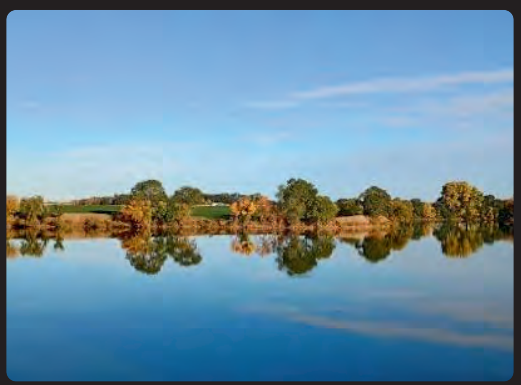
# PROPERTY MAP




# NEARBY ATTRACTIONS



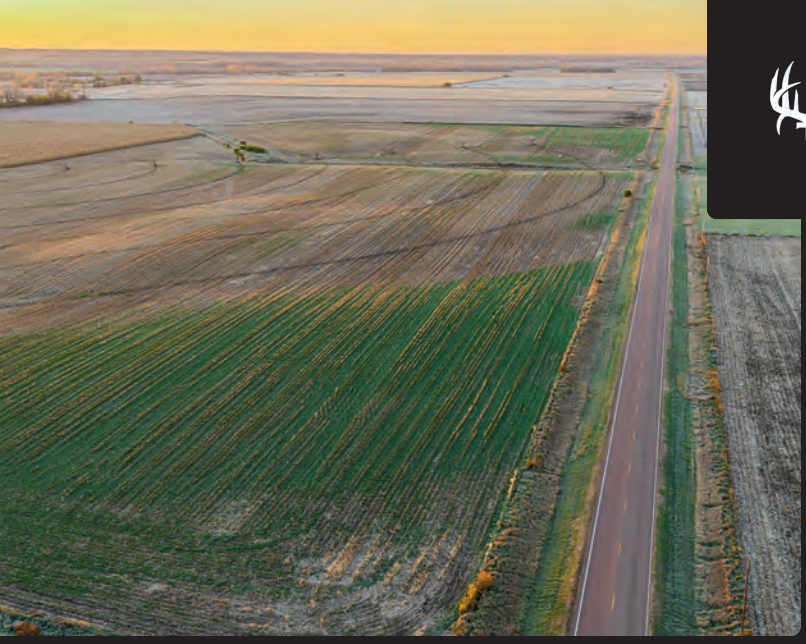

**CITY OF CENTERVILLE, SD**
6 miles



**SWAN LAKE**
10 miles




**CITY OF VIBORG, SD**
9 miles











# LET'S TALK LAND

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# MEET THE TEAM



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*ALC, Land Broker*



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