

Brown County, SD 79 Acres
128th Street
Columbia, SD 57433

\$360,000
79± Acres
Brown County



Brown County, SD 79 Acres
Columbia, SD / Brown County

SUMMARY

Address

128th Street

City, State Zip

Columbia, SD 57433

County

Brown County

Type

Recreational Land, Hunting Land, Farms, Riverfront

Latitude / Longitude

45.52746 / -98.239265

Taxes (Annually)

\$1,139

Acreage

79

Price

\$360,000

Property Website

<https://talltinesproperties.com/property/brown-county-sd-79-acres/brown/south-dakota/92459/>



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PROPERTY DESCRIPTION

This 79± acre northeastern South Dakota tract offers a rare combination of guaranteed income and waterfowl habitat. Featuring a strong mix of CRP and CREP enrollment, the property generates a reliable \$6,560/year in CRP income through 2033 and an additional \$1,694/year in CREP income, making it an attractive long-term investment with immediate returns.

For the outdoorsman, this is prime waterfowl country. The property lies in the heart of the Prairie Pothole Region and provides ideal nesting, feeding, and migration habitat for ducks and geese. Bordering a South Dakota Game, Fish & Parks Walk-In Area, this location expands your hunting reach and places you directly in one of the most productive flyway corridors in the region.

Conveniently located 13 miles northeast of Aberdeen and 8 miles northeast of Bath, this tract offers easy access while maintaining the seclusion and quiet that premier wildlife properties are known for.

Whether you're looking to expand your recreational portfolio, secure dependable annual income, or invest in habitat that will only grow more valuable over time, this Brown County property has it all.

FEATURES

- CRP Income of \$6560 per year through 2033.
- CREP Income of \$1694 per year.
- Excellent Waterfowl Hunting Property
- Property Border SD Game Fish and Parks Walk-In
- Located 13 Miles Northeast of Aberdeen
- Located 8 Miles Northeast of Bath
- Property Lies Next to the James River

AREA INFORMATION

[South Dakota Game Fish and Parks](#)

[Brown County](#)

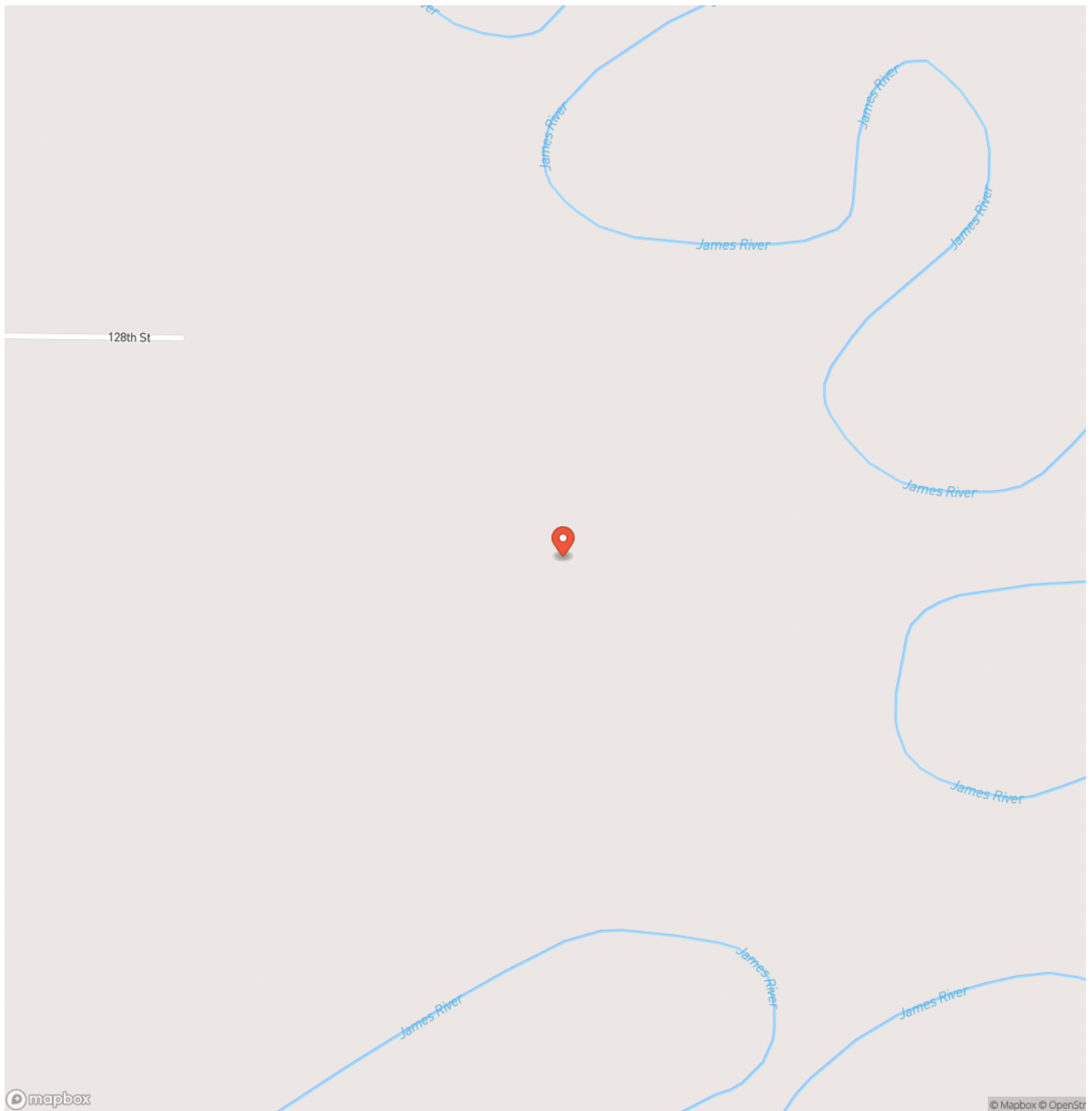
[City of Aberdeen](#)



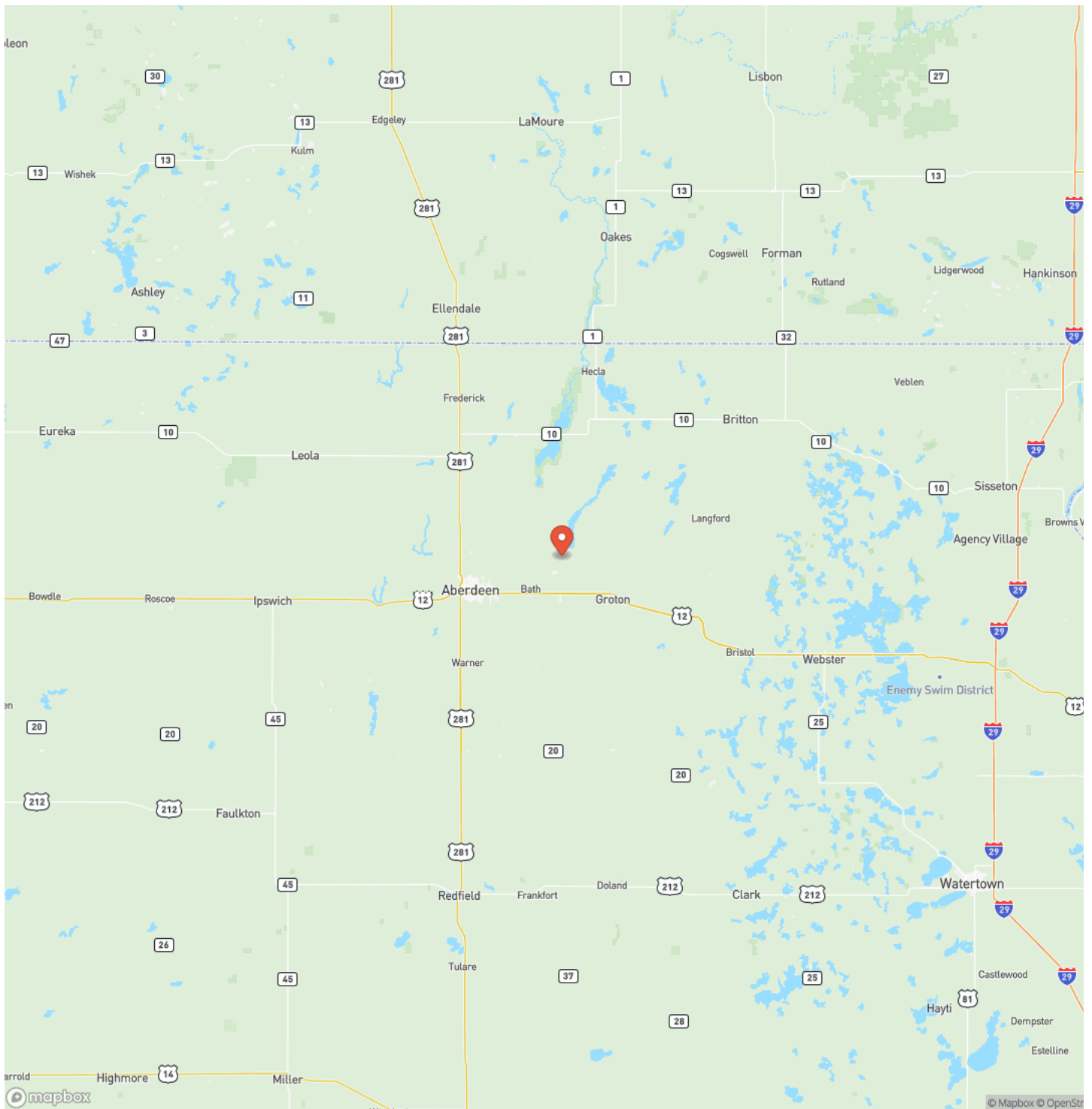
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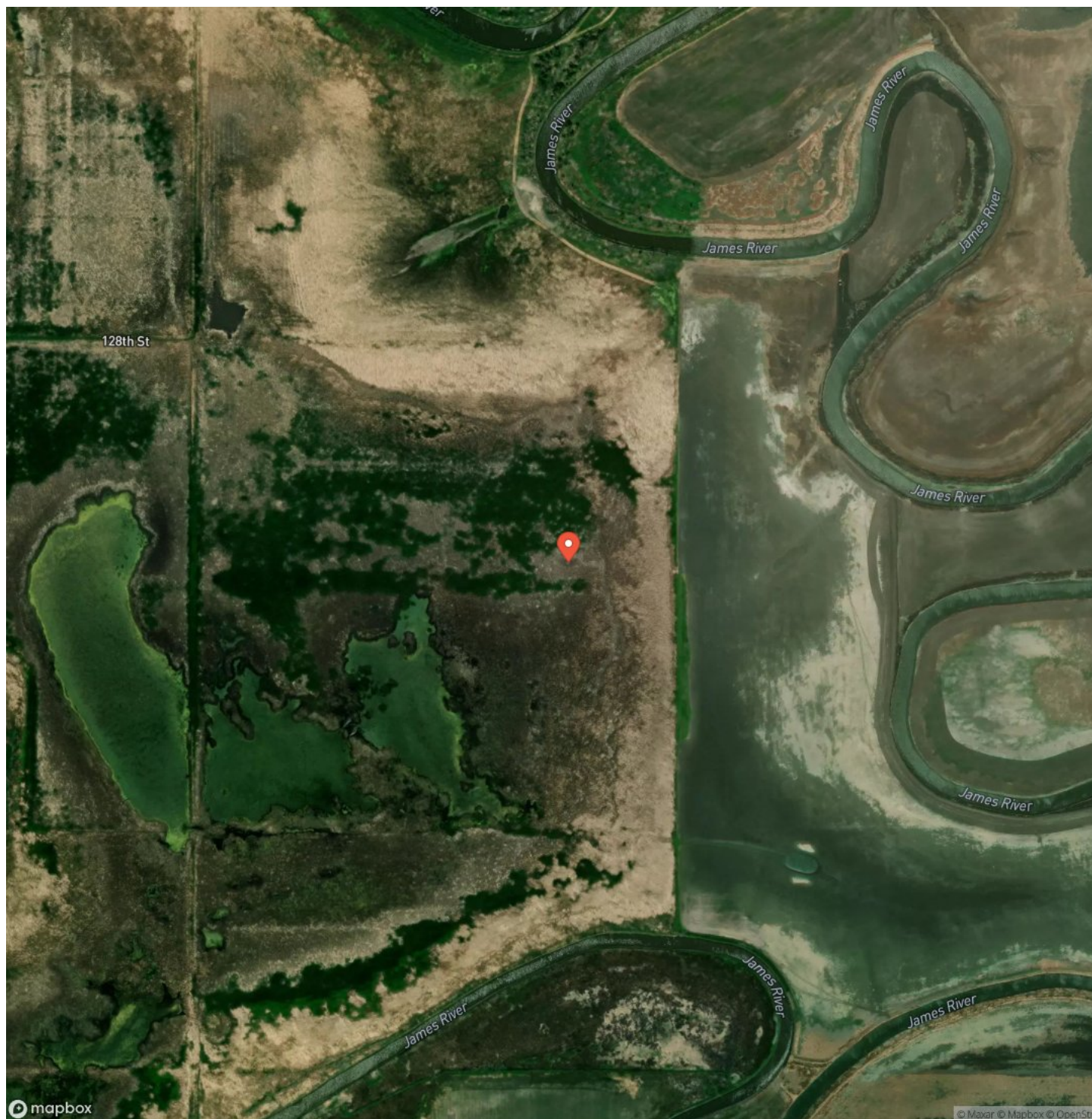
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

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