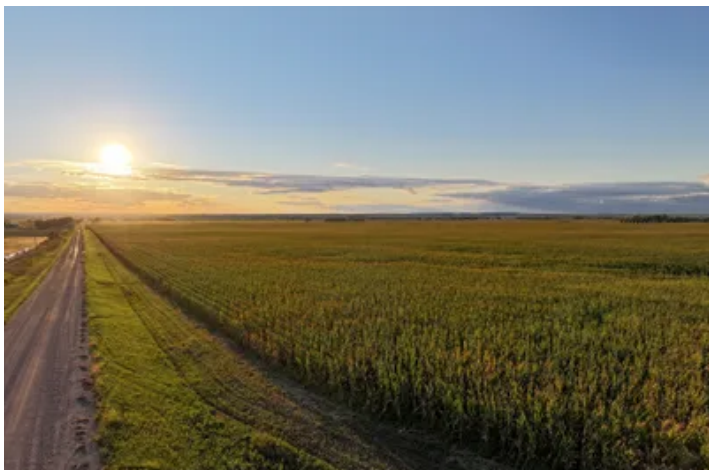


Charles Mix County, SD 160 Acres
277th Street and 367th Avenue
Platte, SD 57369

\$1,840,000
160± Acres
Charles Mix County



Charles Mix County, SD 160 Acres Platte, SD / Charles Mix County

SUMMARY

Address

277th Street and 367th Avenue

City, State Zip

Platte, SD 57369

County

Charles Mix County

Type

Farms, Lot

Latitude / Longitude

43.37151 / -98.84962

Taxes (Annually)

3025

Acreage

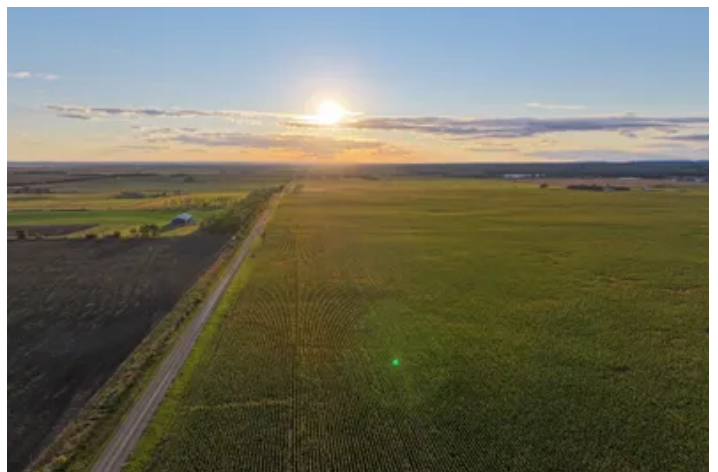
160

Price

\$1,840,000

Property Website

<https://talltinesproperties.com/property/charles-mix-county-sd-160-acres-charles-mix-south-dakota/89122/>



Charles Mix County, SD 160 Acres Platte, SD / Charles Mix County

PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this exceptional 160± acre offering located along the south edge of Platte, South Dakota. With a CPI Soil Productivity Index of 78.31, this property represents some of the finest farmland in Charles Mix County. Its location, quality, and versatility make it a rare opportunity for farmers, investors, and developers alike.

The farm is positioned on the corner of 367th Avenue and 277th Street, offering dual access with an oil road along one side and a gravel road on the other. This easy accessibility makes the tract ideal for efficient farming operations and sets the stage for future land use possibilities. The property's soils and layout are well-suited for modern agricultural production, providing both immediate income opportunity and long-term value.

What makes this offering stand out even more is its development potential. Situated on the edge of Platte, a community that continues to see growth and expansion, the property presents an excellent opportunity for dividing into residential lots or other development uses. As Platte grows, the demand for land along its perimeter will continue to increase, making this 160-acre tract a strategic hold for investors who recognize the value of location and timing.

Whether you're seeking to expand your row crop acres, secure high-quality farmland as an investment, or explore development opportunities, this property checks every box. Very few tracts offer this combination of premium soil, prime location, and multiple future uses.

FEATURES

- 160 Contiguous Acres
- High CPI Soil Productivity Rating: 78.31
- Corner of 367th Avenue and 277th Street
- Highway Access on One Side, Gravel Road on the other
- Located on the South Edge of Platte, SD
- Premium Farmland with Development Potential
- Lease Back Option with 2.5% ROI

Area information

[Charles Mix County](#)

[South Dakota Game Fish and Parks](#)

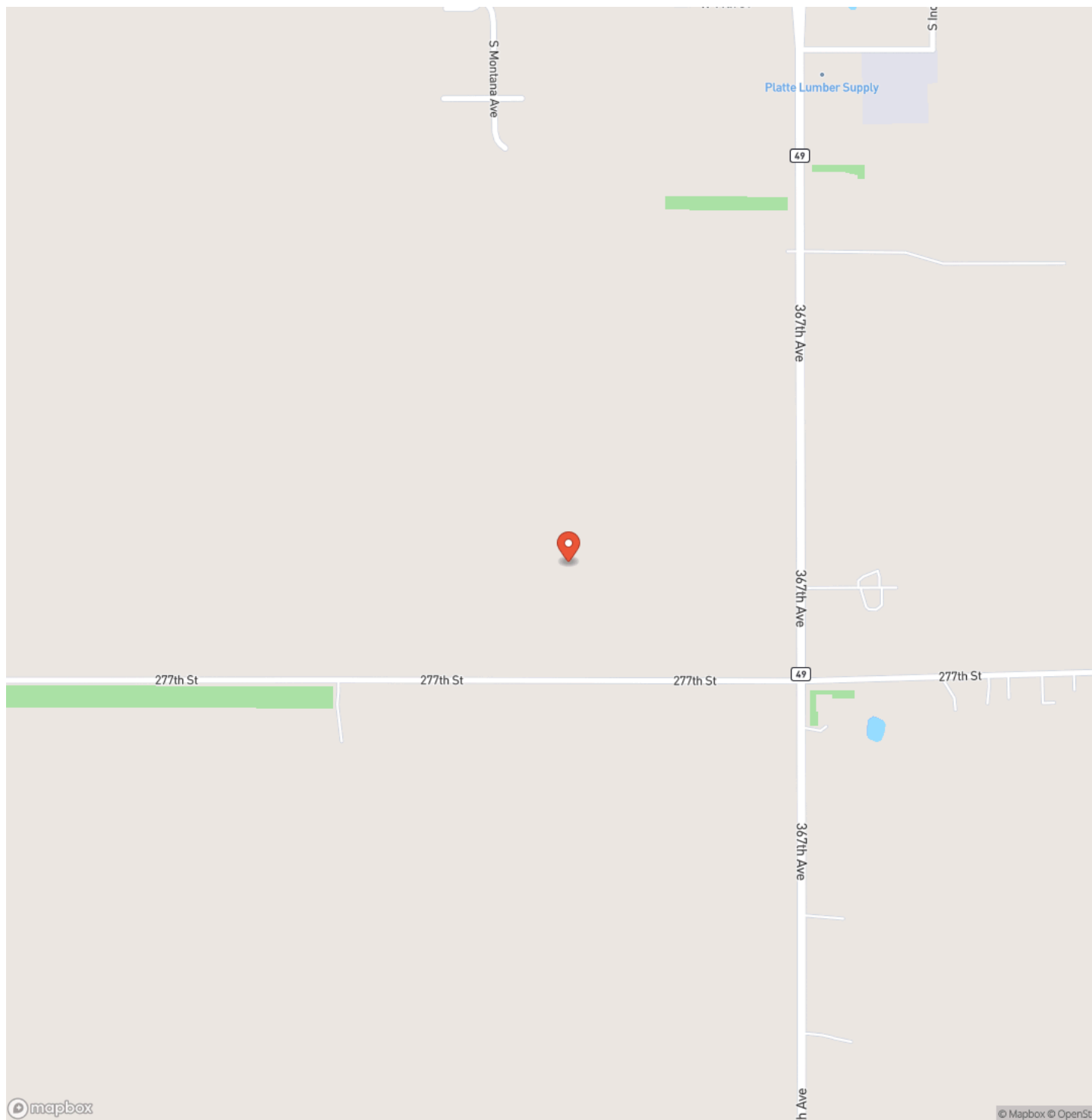
[Platte Chamber of Commerce](#)



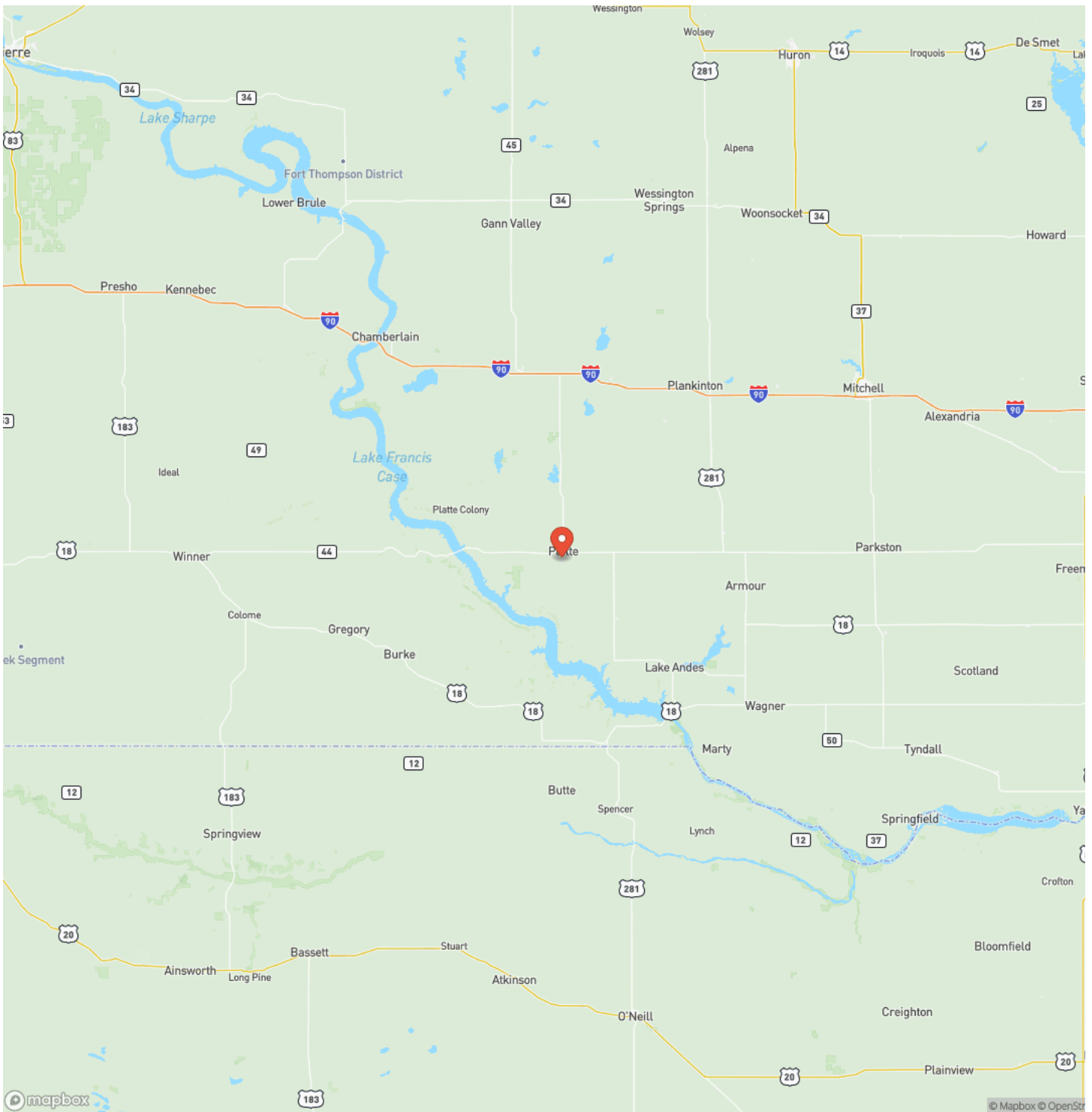
Charles Mix County, SD 160 Acres
Platte, SD / Charles Mix County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

mark.schweigert@talltinesproperties.com

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City / State / Zip

NOTES

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<https://talitinesproperties.com/>

DISCLAIMERS

When buying a property listed by Tall Tines Trophy Properties, the broker who represents the buyer must be identified at the first point of contact and must be present at all showings unless prior arrangements have been made with Tall Tines Trophy Properties to qualify for compensation. If these requirements are not followed, the selling broker may lose any compensation, as decided solely by Tall Tines Trophy Properties.



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