

Charles Mix County, SD 144.15 Acres
356th and Highway 44
Platte, SD 57369

\$1,513,575
144.150± Acres
Charles Mix County



Charles Mix County, SD 144.15 Acres
Platte, SD / Charles Mix County

SUMMARY

Address

356th and Highway 44

City, State Zip

Platte, SD 57369

County

Charles Mix County

Type

Farms, Hunting Land

Latitude / Longitude

43.3809 / -99.05833

Taxes (Annually)

2835

Acreage

144.150

Price

\$1,513,575

Property Website

<https://talltinesproperties.com/property/charles-mix-county-sd-144-15-acres-charles-mix-south-dakota/89117/>



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PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this exceptional farmland offering located just 10 miles west of Platte, South Dakota, along Highway 44. Situated in the heart of Charles Mix County, this property is just minutes from the Missouri River and lies within one of the most fertile farming regions in the state.

With an impressive CPI of 92+, this highly productive cropland provides the foundation for consistent yield potential and long-term value. The current owner is offering a lease-back arrangement with a 2.5% return on investment, making this a strong income-producing opportunity for investors.

Beyond farming, this property also offers tremendous recreational potential. The nearby Missouri River breaks feed up to the property, providing excellent habitat for trophy whitetail deer and strong pheasant hunting opportunities, making it both a solid agricultural investment and a recreational retreat.

This is a rare chance to acquire premium cropland with strong returns and recreational upside in one of South Dakota's most sought-after areas.

Property Features

- Strong soil productivity of 92+ CPI
- Lease back option with 2.5% ROI
- Located 10 miles west of Platte, SD
- Excellent frontage along Highway 44
- Trophy whitetail and pheasant hunting potential

Area Information

[Charles Mix County](#)

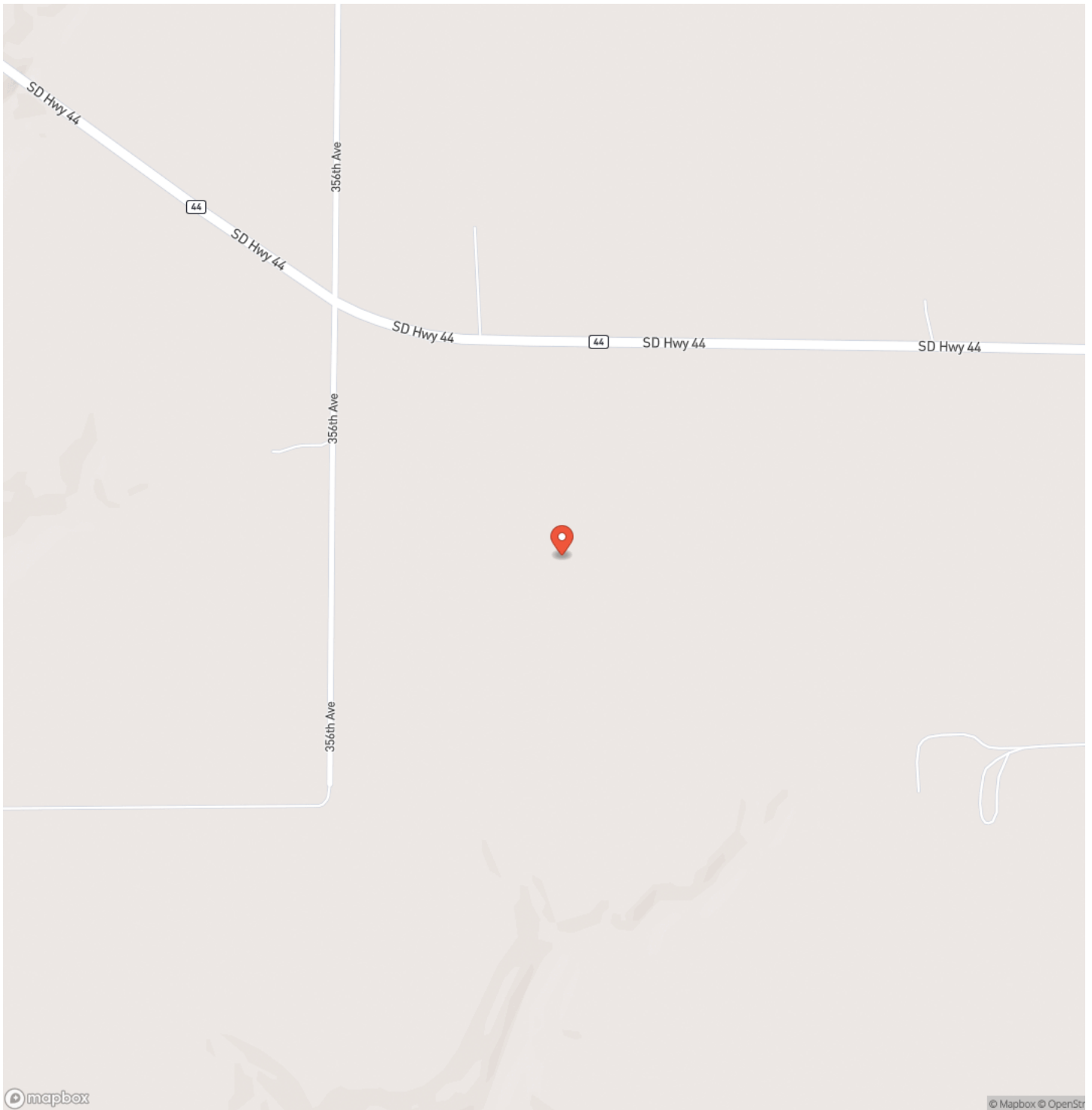
[South Dakota Game Fish and Parks](#)



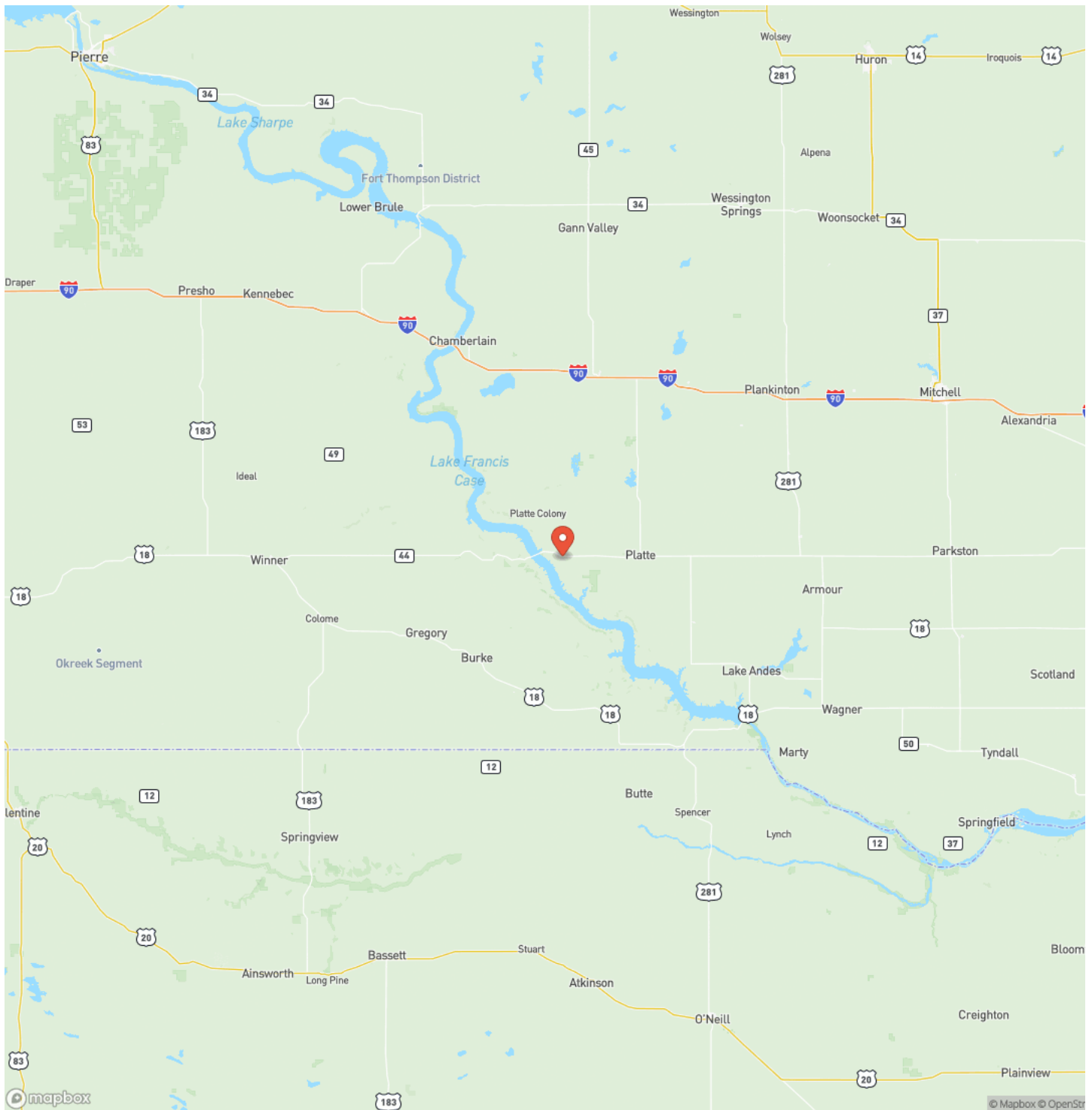
Charles Mix County, SD 144.15 Acres
Platte, SD / Charles Mix County



Locator Map



Locator Map



Satellite Map



Charles Mix County, SD 144.15 Acres
Platte, SD / Charles Mix County

LISTING REPRESENTATIVE

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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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