

**Stanley County, SD 1737 Acres Premier Mule Deer
Property**
Mule Deer Road and 192nd Street
Hayes, SD 57537

\$3,382,000
1,737± Acres
Stanley County



Stanley County, SD 1737 Acres Premier Mule Deer Property Hayes, SD / Stanley County

SUMMARY

Address

Mule Deer Road and 192nd Street

City, State Zip

Hayes, SD 57537

County

Stanley County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

44.614269 / -101.027358

Taxes (Annually)

3488

Acreage

1,737

Price

\$3,382,000

Property Website

<https://talltinesproperties.com/property/stanley-county-sd-1737-acres-premier-mule-deer-property-stanley-south-dakota/88907/>



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PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this premier 1,737± acre ranch and recreational property located in the heart of South Dakota's Missouri River Breaks country. Positioned just 7 miles south of where the Cheyenne River flows into the Missouri River and only 14 miles north of Hayes, this expansive tract offers a rare combination of trophy mule deer hunting, productive farmland, and quality grassland enrolled in CRP. With six dams, rural water with four water tanks, and the North Fork Sansarc Creek meandering through the property, this ranch is as functional as it is scenic.

Whether your focus is building a world-class hunting retreat, expanding your grazing operation, or securing a long-term land investment this property checks all the boxes. Properties of this scale and quality seldom come to market in Stanley County, making this a true once-in-a-generation opportunity.

Trophy Mule Deer Hunting

This property sits squarely in one of the most coveted mule deer regions in the country. The broken, rugged topography of the Missouri River Breaks creates ideal habitat for mature bucks. Towering draws, grass-covered plateaus, and the winding North Fork Sansarc Creek provide the perfect combination of cover, water, and forage.

Year after year, this part of South Dakota consistently produces trophy-class mule deer. Hunters travel from across the country to experience the genetics, body size, and antler growth that this region is famous for. With limited hunting pressure and vast acreage to manage, the property offers everything needed to grow and hold trophy bucks.

The mix of agricultural fields, CRP grasslands, and natural browse creates a diverse food base, while the six dams and flowing creek ensure year-round water. Deer movement is highly predictable, with bedding areas in the rugged breaks and evening feeding patterns across the tillable ground and native grasses.

In addition to mule deer, the property also supports whitetail deer and upland bird hunting. The balance of farmland, creek bottoms, and rough pastureland creates year-round opportunities for multiple species.

Farmland Component – 265± Acres

Of the 1,737± total acres, approximately 265 acres are dedicated to farmland. This ground provides both income potential and a natural food source for wildlife. The tillable acres are productive, versatile, and can be managed for row crops, small grains, or wildlife food plots.

For investors and operators, this farmland represents a stable agricultural asset in an area known for consistent yields. For sportsmen, it provides the perfect opportunity to strategically plant crops that enhance hunting success. Corn, alfalfa, sunflowers, and wheat are all well-suited to this region and provide a strong return while also supplementing habitat.

Pastureland – 1,472± Acres of Grassland CRP

The balance of the property, 1,472 acres, is pasture enrolled in grassland CRP. This program not only ensures excellent ground cover for soil conservation but also provides annual payments of \$11 per acre. That equates to reliable passive income while enhancing the landscape's appeal for wildlife and grazing alike.

The pasture is well-suited for rotational grazing and could support a cow/calf operation or summer grazing program. With six dams providing surface water and rural water with four storage tanks, livestock water is not an issue. The North Fork of the Sansarc Creek adds yet another natural water source running through the heart of the property.

The diversity of grassland, rolling hills, and rugged breaks makes this pasture visually stunning while still highly functional for ranching operations.

Income Potential

This property provides multiple revenue streams in addition to recreational enjoyment:

1. **CRP Payments:** 1,472 acres enrolled in grassland CRP at \$11/acre annually.



2. **Farmland Rent or Operation:** 265 tillable acres capable of consistent crop production.
3. **Grazing:** Pasture suitable for cattle, enhanced by six dams and rural water with four water tanks.
4. **Hunting Lease Potential:** Trophy mule deer properties command significant lease rates in this region.

Together, these income streams create a stable investment platform while still allowing an owner to enjoy the recreational benefits of the land.

Investment Perspective

Land remains one of the most stable long-term investments, and properties of this size in Stanley County are rarely offered publicly. With nearly 1,500 acres of CRP grassland, tillable farmland, reliable water, and trophy hunting potential, this property offers:

- **Diversified income streams**
- **Strong appreciation potential** in a competitive land market
- **Recreational upside** unmatched in the region
- **Legacy ownership opportunity:** a property that can be enjoyed and passed down for generations

For investors, farmers, or sportsmen, this tract represents both a tangible asset and a lifestyle investment.

Property Features

- 1737 Continuous Acres +/-
- 265 Acres +/- Farmland (Cash Rented at \$77/acre)
- 1472 Acres +/- Pasture (Grassland CRP at \$11/acre)
- Prime Trophy Mule Deer Hunting Property
- 14 Miles North of Hayes, SD
- Excellent Grazing and Farming Opportunity
- 6 Dams and Rural Water with 4 Water Tanks
- North Fork Sansarc Creek Runs Through Property
- Located 7 Miles South of Cheyenne and the Missouri River Meet

Area Information

[South Dakota Game Fish and Parks](#)

[Stanley County](#)

[City of Fort Pierre](#)

[City of Pierre](#)

Conclusion

Tall Tines Trophy Properties is honored to bring this 1,737± acre Stanley County ranch to market. The combination of trophy mule deer hunting, productive farmland, quality grassland pasture, and reliable water resources make this a true showpiece in central South Dakota.

Whether you're a serious sportsman looking to own one of the best mule deer hunting properties in the region, a rancher seeking productive grazing land, or an investor searching for a diversified agricultural asset with strong recreational value, this property delivers.

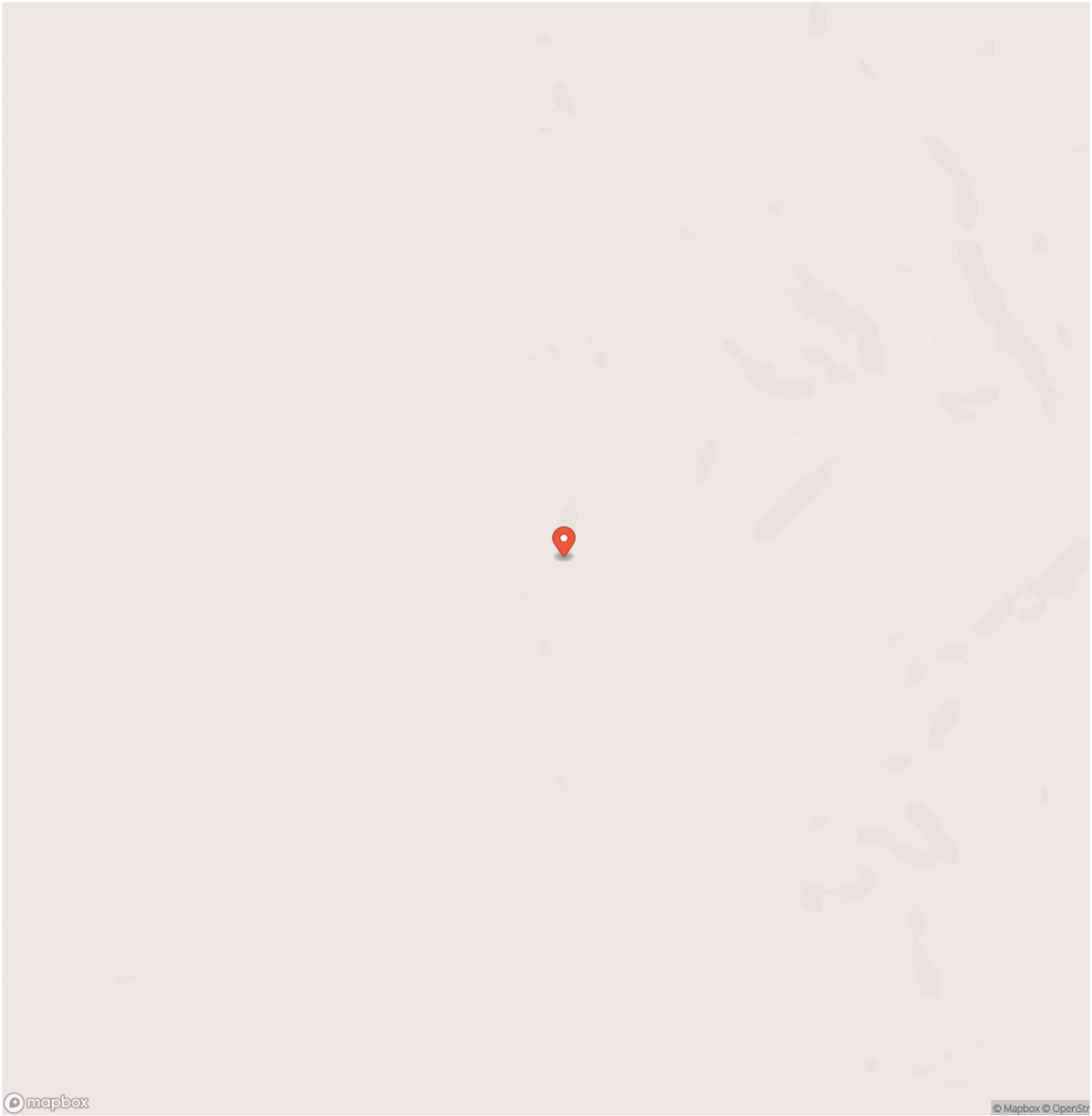
Land of this scale, quality, and location is rarely available. Don't miss the opportunity to own a piece of the Missouri River Breaks, a property where hunting, ranching, and investment intersect.



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Hayes, SD / Stanley County



Locator Map



Locator Map



Satellite Map



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NOTES



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MORE INFO ONLINE:
<https://talltinesproperties.com/>

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