

Lyman County, SD 160 Acres
300th Avenue
Presho, SD 57568

\$880,000
160± Acres
Lyman County



Lyman County, SD 160 Acres
Presho, SD / Lyman County

SUMMARY

Address

300th Avenue

City, State Zip

Presho, SD 57568

County

Lyman County

Type

Farms, Hunting Land

Latitude / Longitude

43.735135 / -100.165004

Acreage

160

Price

\$880,000

Property Website

<https://talltinesproperties.com/property/lyman-county-sd-160-acres-lyman-south-dakota/85974/>



PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present this exceptional 160± acre farmland tract located in Lyman County, South Dakota. Offering an outstanding combination of productive soils, dependable income potential, and excellent accessibility, this property is well-suited for producers looking to expand their operation, investors seeking a hard asset with reliable returns, or buyers looking to secure quality South Dakota farmland for future generations.

The farm features an impressive 78.44 Crop Productivity Index (CPI), reflecting the strength and productivity of its soils. The highly tillable acreage is well-equipped to support corn, soybeans, wheat, and other regional crops, providing consistent production potential and long-term agricultural value. Whether owner-operated or leased to a local producer, this property is positioned to deliver dependable annual income.

Adding to its investment appeal, the seller is offering the opportunity for a lease-back arrangement, allowing a new owner to generate immediate income while ensuring a smooth transition of the farming operation. This creates an attractive opportunity for both local operators and absentee investors seeking stable cash flow from day one.

Conveniently located approximately 17 miles southwest of Presho, the property offers excellent year-round access from well-maintained 300th Avenue. The road frontage provides easy access for farm equipment, grain hauling, and general property management while maintaining the privacy and rural character buyers value.

Quality farmland with strong productivity, dependable access, and built-in income opportunities is becoming increasingly difficult to find throughout central South Dakota. Whether you're expanding your agricultural footprint, diversifying your investment portfolio, or securing a legacy property with lasting value, this Lyman County farm represents an outstanding opportunity to own productive land in one of South Dakota's premier agricultural regions. Properties of this caliber rarely become available, don't miss your chance to invest in a proven, income-producing asset with exceptional long-term potential.

Features

- 160± acres of highly productive farmland in Lyman County, South Dakota
- Excellent 78.44 Crop Productivity Index (CPI) offering strong agricultural value
- Lease-back option available, providing immediate income-producing potential
- Well-maintained gravel road frontage on 300th Avenue with year-round access
- Conveniently located approximately 17 miles southwest of Presho, SD
- Income-producing property
- Outstanding opportunity for farmers, investors, and 1031 exchange buyers seeking quality South Dakota farmland

Area Information

[South Dakota Game Fish and Parks](#)

[Lyman County](#)

[City of Presho](#)

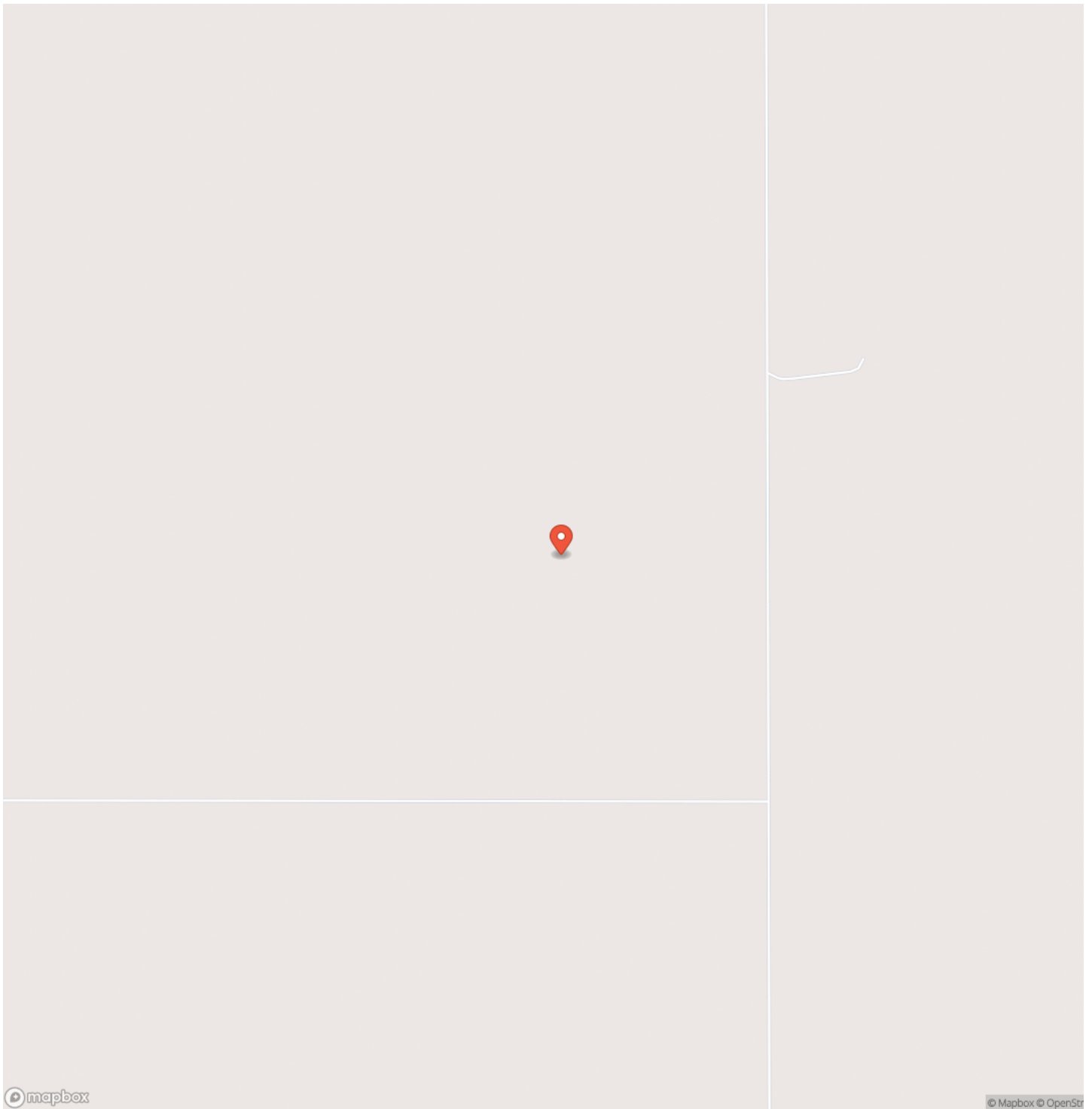
[Lyman School District](#)



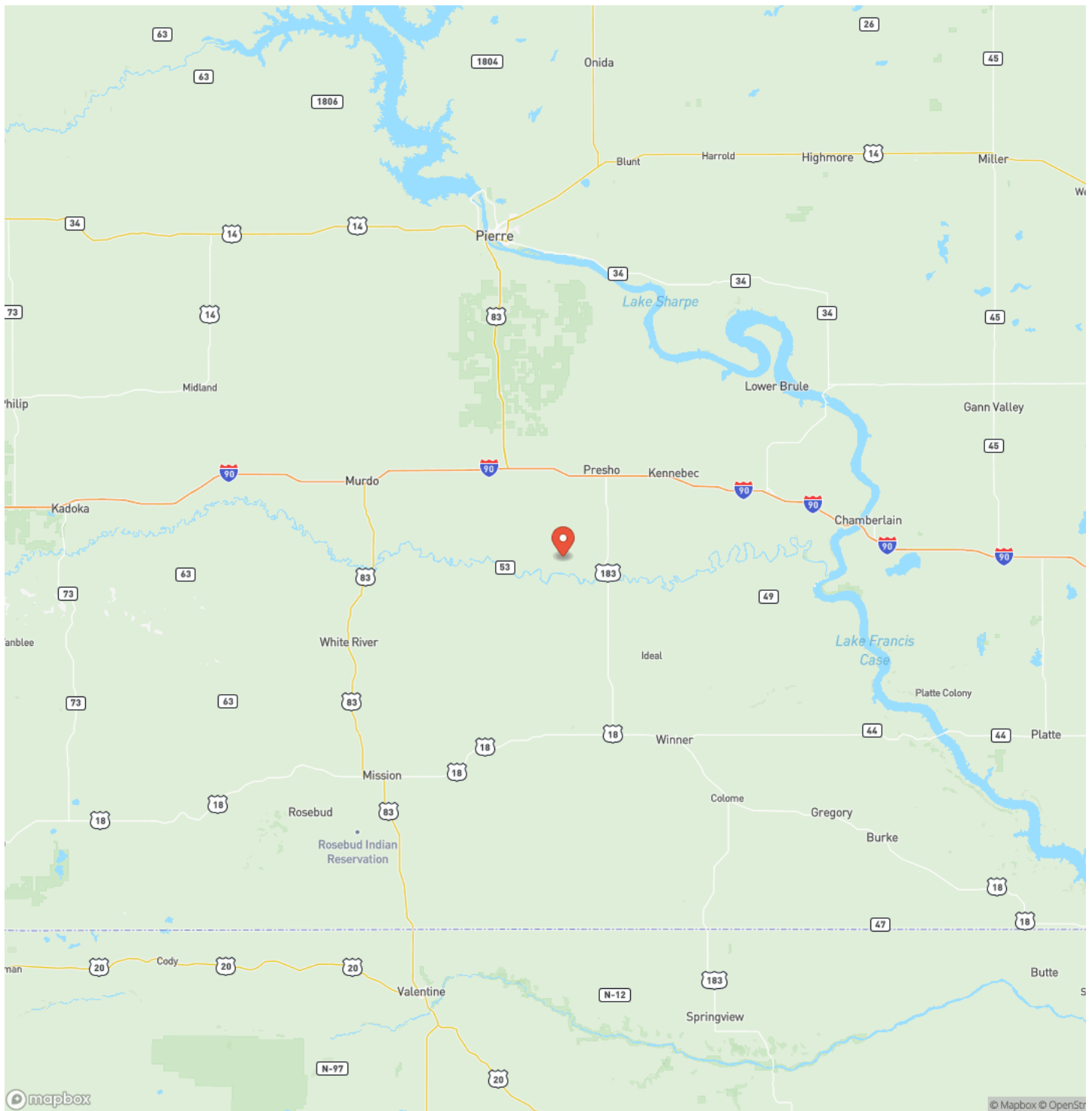
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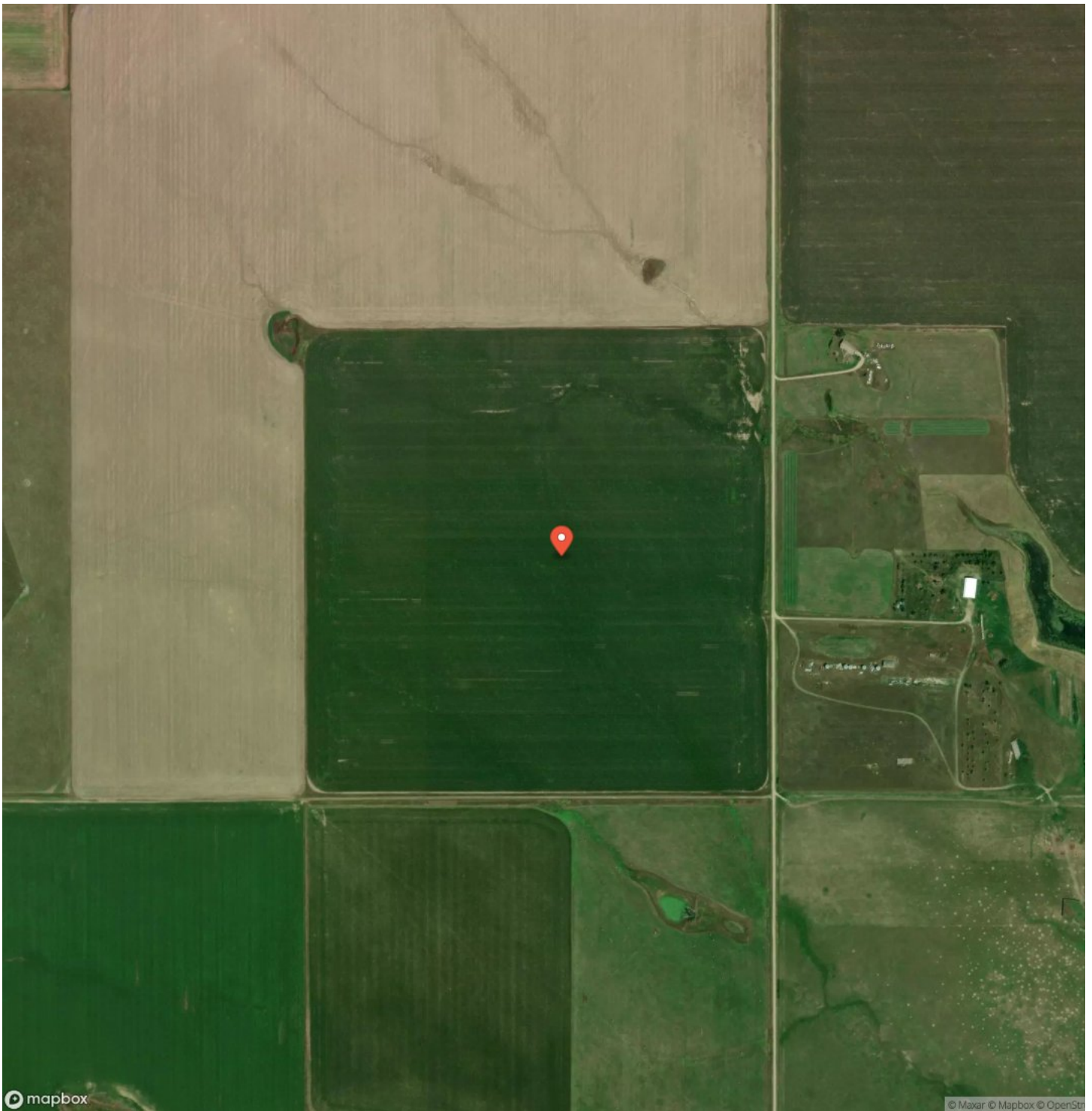
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://talitinesproperties.com/>

DISCLAIMERS

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, Its Agents, or the Seller. Access to property, access to utilities, or any measurement including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurement, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

COOPERATING BROKER COMPENSATION:

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at all showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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