

Lyman County, SD 137.5 Acres
299th Avenue
Lyman, SD 57568

\$632,500
137.500± Acres
Lyman County



Lyman County, SD 137.5 Acres
Lyman, SD / Lyman County

SUMMARY

Address

299th Avenue

City, State Zip

Lyman, SD 57568

County

Lyman County

Type

Farms, Hunting Land

Latitude / Longitude

43.936672 / -100.182722

Acreage

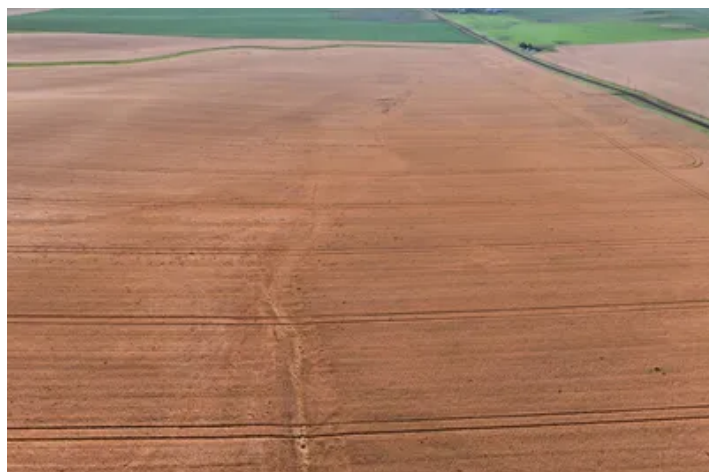
137.500

Price

\$632,500

Property Website

<https://talitnesproperties.com/property/lyman-county-sd-137-5-acres-lyman-south-dakota/85975/>



Lyman County, SD 137.5 Acres

Lyman, SD / Lyman County

PROPERTY DESCRIPTION

This 137.5-acre +/- property in Lyman County, South Dakota, offers a rare combination of income-producing farmland and quality habitat, delivering both strong return potential and recreational appeal. Located just 8 miles northwest of Presho, this property features a **79.1 CPI**, making it well-suited for efficient row crop production. The land has a proven track record for supporting regional staples like corn, soybeans, and small grains.

A well-established shelterbelt lines the north side, offering natural wind protection, enhancing wildlife habitat, and improving the overall visual appeal of the parcel. Gravel road access provides reliable year-round entry for equipment and vehicles, making this a practical addition to any ag operation or investment portfolio.

In addition to its productivity, this property offers excellent pheasant habitat, benefiting from the combination of cropland and natural cover. Whether you're a local producer looking to expand, a recreational buyer seeking quality hunting opportunities, or an investor wanting a lease-ready tract, this land is versatile and primed for success.

A lease-back option is available with the seller, offering immediate income potential and flexibility for new ownership. Don't miss your chance to own high-quality land in a region known for its rich soils, strong yields, and abundant upland game.

Features

- Excellent 79.1 CPI (soil productivity)
- Approximately 8 miles Northwest of Presho
- Shelterbelt on the north side of the property
- Gravel road access
- Strong mix of income-producing farmland and habitat for pheasants
- Lease-back option with the seller

Area Information

[South Dakota Game Fish and Parks](#)

[Lyman County](#)

[City of Presho](#)

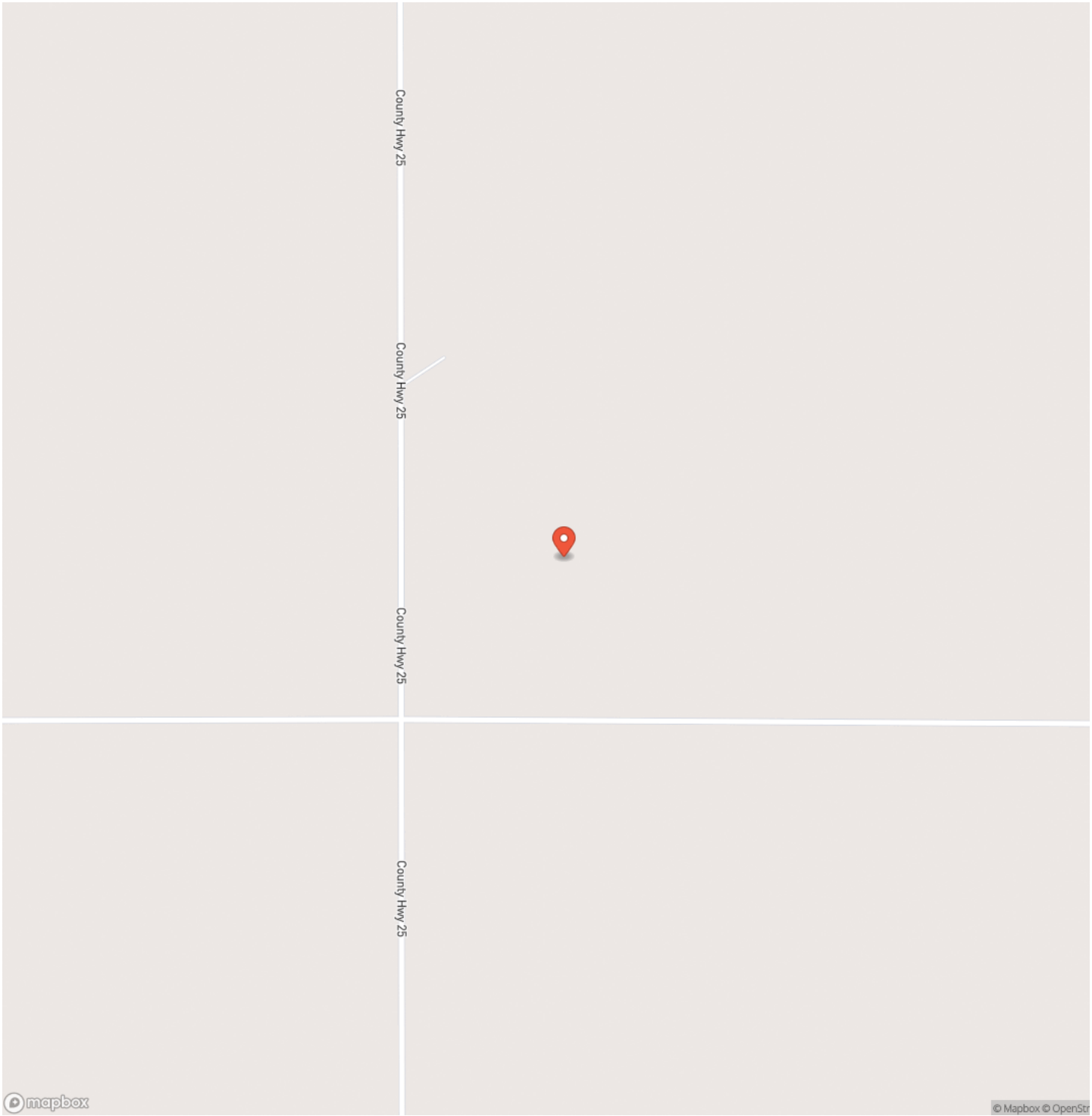
[Lyman School District](#)



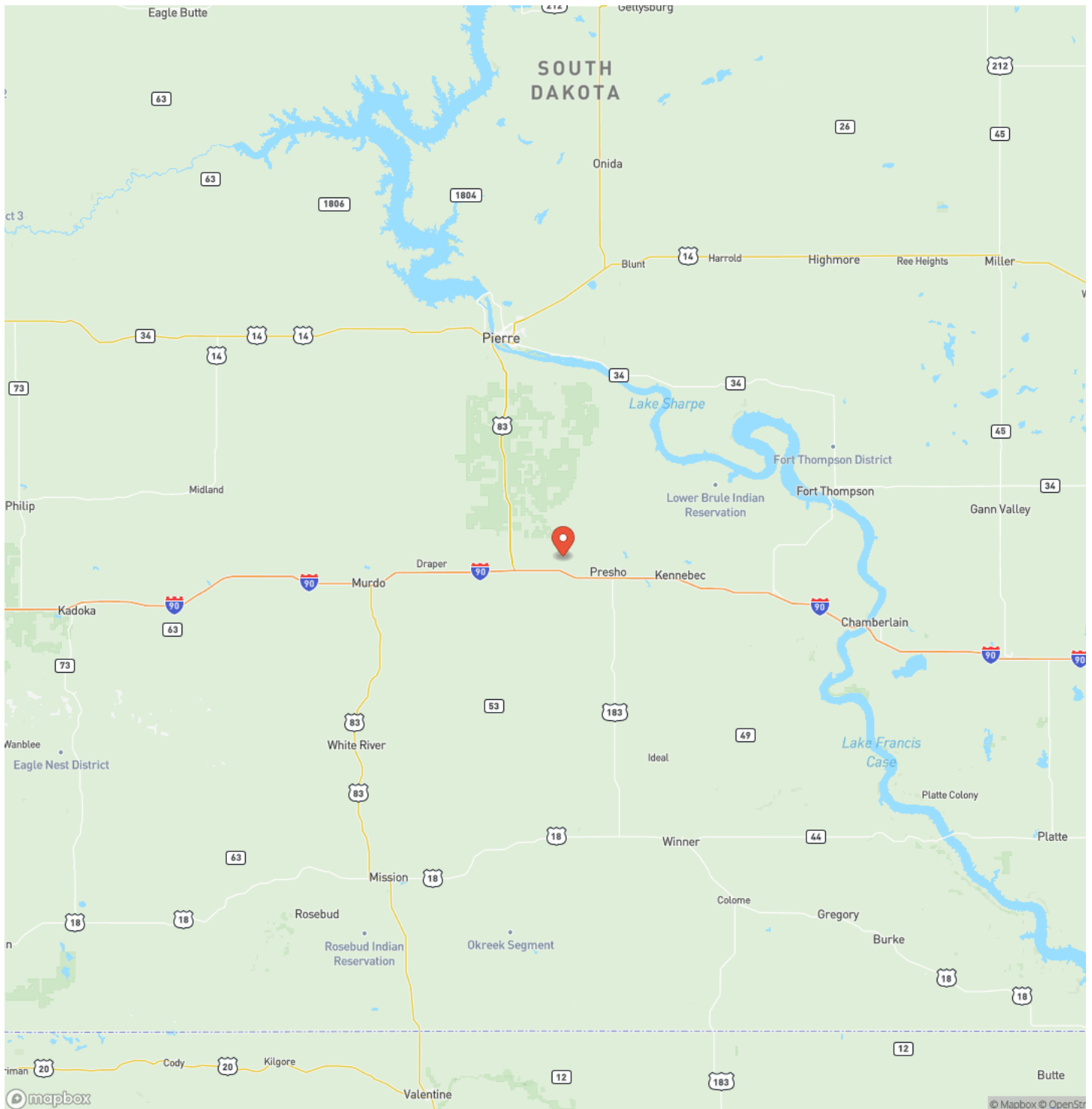
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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<https://talitinesproperties.com/>

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