

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**

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**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

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#### **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](#)

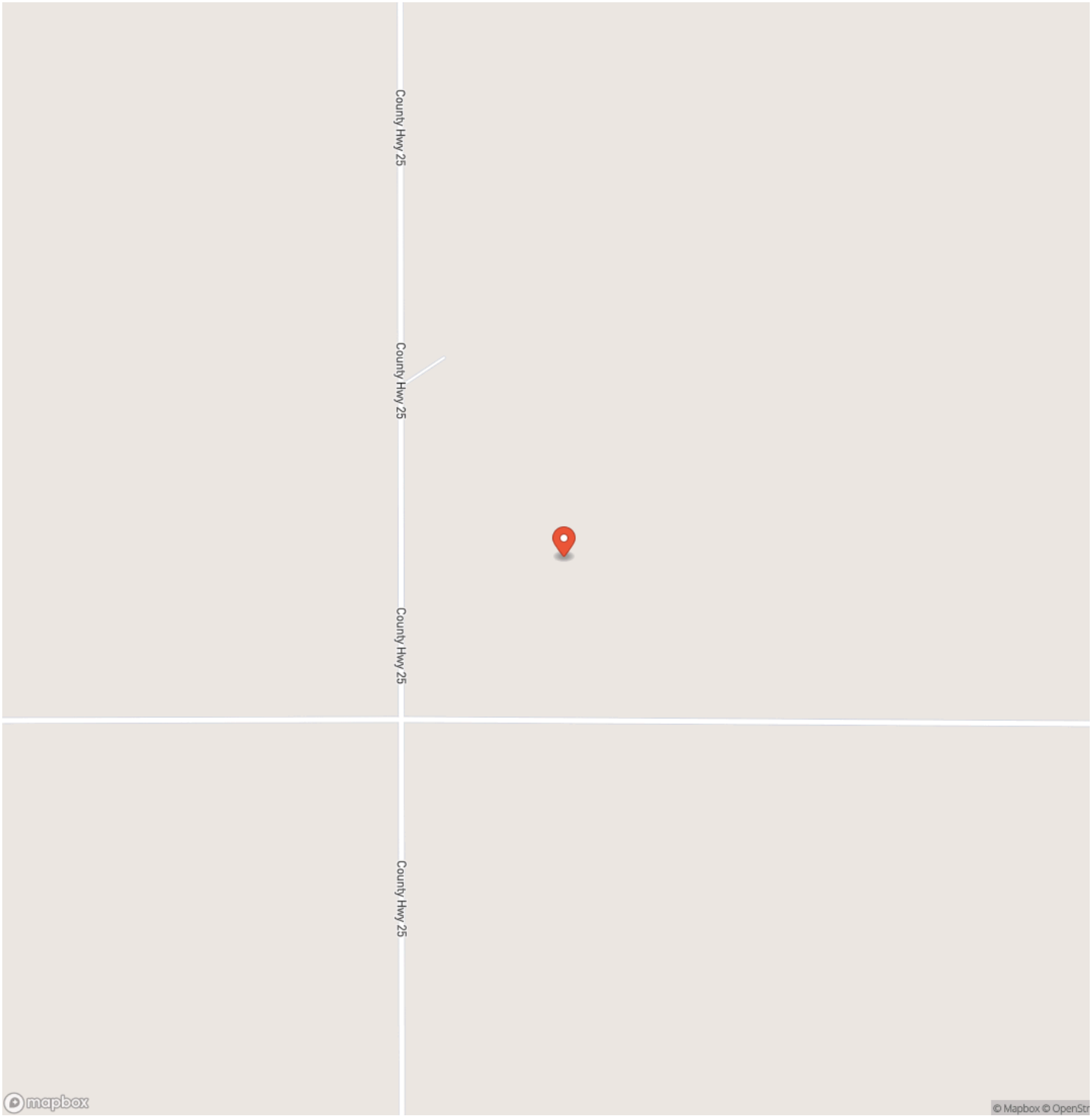


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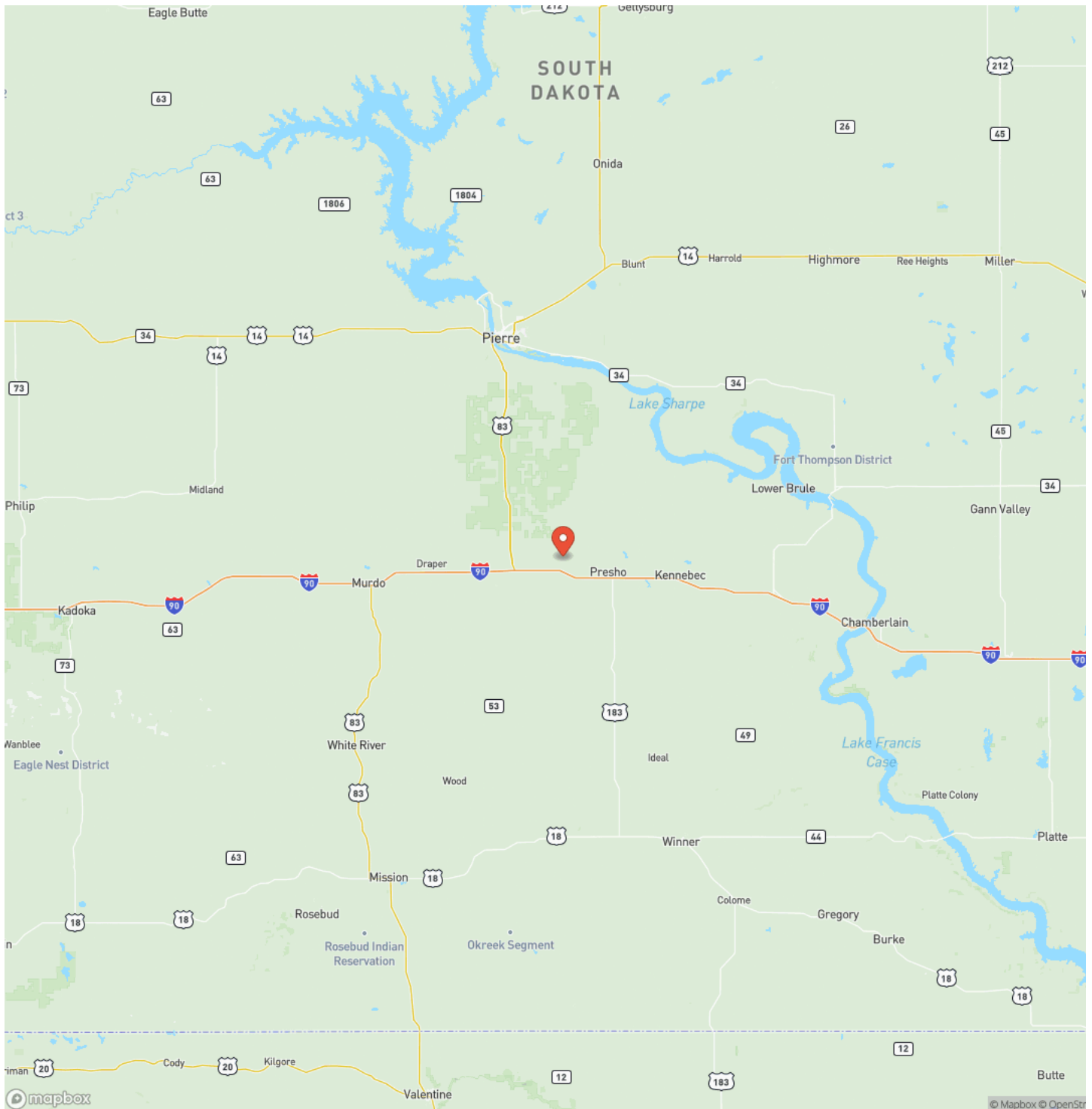
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# Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Schweigert

## Mobile

(605) 840-9578

## Office

(605) 840-9578

## Email

mark.schweigert@talldinesproperties.com

## Address

208 S Main Street

## City / State / Zip

## NOTES

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## **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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**Tall Tines Trophy Properties**  
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