

FARM

RANCH

HUNT

INVEST



TALL TINESTM
TROPHY PROPERTIES

BROOKINGS COUNTY SOUTH DAKOTA

55.45± ACRES / BROOKINGS, SD



Licensed in South Dakota, Nebraska, and Minnesota.



BROOKINGS COUNTY, SD

\$750,000 | 55.45± ACRES

This 55.45± acre parcel near Brookings offers a prime opportunity for building a home between the city and the Brookings Country Club along blacktop. Key features include 34± acres of cropland, which makes up 52.3% of the total area, and 2,600± feet of frontage on the Big Sioux River. The property provides access from both the east and west sides and is currently cultivated with alfalfa and grass.

The land offers ideal conditions for residential development and outdoor activities like kayaking and fishing, making it perfect for those seeking a tranquil lifestyle. With its natural beauty and proximity to recreational opportunities, this property is a canvas for your dream home.



KEY FEATURES:

- Location, Location, Location
- 2600' Big Sioux River frontage
- 34.59± Cropland Acres
- Building Eligibility
- Minutes from Brookings City Limits



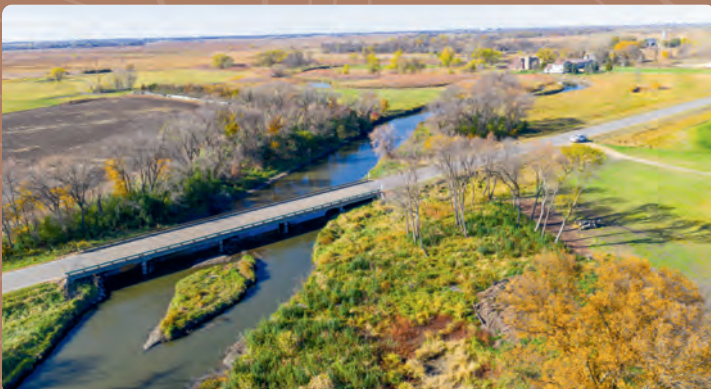
INVESTMENT POTENTIAL

Purchasing this property offers several opportunities for generating income. You could sell the existing grass, or convert the eastern portion into productive row crop ground for additional revenue. The pasture areas also provide excellent potential for grazing income. Whether you choose to farm, graze, or lease portions of the property, this land can produce multiple streams of income.

“Take a drive through this beautiful property with your family and experience the peace and tranquility of Mother Nature. Stroll along the river, listen to the soothing sounds of wildlife, and take in the scenic views. Whether you’re looking to create your own private oasis for hunting, recreation, horseback riding, or four-wheeling adventures, this property offers endless opportunities to enjoy the great outdoors together.”

RECREATIONAL PURSUITS

- Hunting
- Bird watching
- Fishing
- Horseback riding
- ATV riding
- Scenic walks





PROPERTY MAP



NEARBY ATTRACTIONS



BROOKINGS COUNTRY CLUB

5 miles



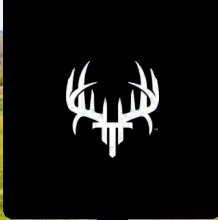
LAKE CAMPBELL

7 miles



CITY OF BROOKINGS

6 miles





LET'S TALK LAND



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