



TALL TINES
TROPHY PROPERTIES

McCook County Home and Hunt

**ENTIRE PROPERTY
58.82 ± ACRES**

OR

**HOUSE AND ACREAGE
9.32 ± ACRES**



\$1,160,000



\$785,000

Discover a remarkable piece of paradise situated less than 30 minutes from Sioux Falls. Are you interested in nearly 60 ± acres ideal for establishing food plots and hunting South Dakota pheasants and the elusive whitetail deer? If you seek the perfect acreage, this property in McCook County can fulfill your aspirations.

The stunning 3,500 sq. ft. residence offers breathtaking views of the Vermillion River Valley, providing both comfort and tranquility. Additionally, the 2,500 sq. ft. shed on the property offers ample space for various projects or hosting gatherings with friends.

This exceptional property meets numerous criteria and is available in two purchasing options: acquire just under 60 ± acres of land or opt for the acreage that includes the magnificent home and shed. This is an opportunity that should not be overlooked!

45248 256th Street Montrose, SD

PROPERTY FEATURES

- ◆ 60 ± Acres (30.45 ± acres in CRP)
- ◆ 3,500 sq. ft. geothermal house
- ◆ 2,500 sq. ft. shop
- ◆ Established tree groves
- ◆ 4000 trees added
- ◆ 10 ± acres of food plots
- ◆ Abundant pheasants and deer on the property
- ◆ Taxes- combined \$5,074.26
house-acreage only- \$4,516.98
- ◆ CRP revenue- \$4,581
- ◆ Row Crop revenue- 6.5 ± acres land lease \$925
- ◆ Total revenue \$5,506

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