

Marshall County, SD 400 Acres
TBD 428TH Ave and 103rd St
Kidder, SD 57430

\$3,600,000
400± Acres
Marshall County



Marshall County, SD 400 Acres
Kidder, SD / Marshall County

SUMMARY

Address

TBD 428TH Ave and 103rd St

City, State Zip

Kidder, SD 57430

County

Marshall County

Type

Farms, Business Opportunity, Recreational Land

Latitude / Longitude

45.899276 / -97.650945

Taxes (Annually)

5904

Acreage

400

Price

\$3,600,000

Property Website

<https://talltinesproperties.com/property/marshall-county-sd-400-acres-marshall-south-dakota/88809/>



Marshall County, SD 400 Acres Kidder, SD / Marshall County

PROPERTY DESCRIPTION

This is your opportunity to own 400± acres of highly productive farmland in the heart of Marshall County, South Dakota. Located 3 miles east of Kidder and 15 minutes from Britton, this property offers a combination of scale, soil quality, proven yield history, and drainage opportunity. The farm consists of two parcels: 320± acres of mostly tillable ground and an old build site, woodlot, and wetlands located on the south end, and 80± acres of tilled tillable ground. Together, these tracts create a substantial block of prime agricultural land with approximately 358± acres of tillable ground, 30.66+/- acres enrolled in CRP, and the rest being an old building site. The property is accessed by well-maintained township roads, providing reliable entry for all phases of farming, from planting to harvest. Its proximity to Britton ensures quick access to essential amenities such as grain elevators, agricultural input suppliers, and other essential services.

Premium farmland continues to appreciate, and properties like this, with their large size, strong soils, and excellent drainage potential, are among the most sought after. Farmland offers unique benefits as an investment:

- Stable asset class with historically consistent appreciation
- An inflation hedge and a tangible asset that generates income
- Opportunity for improvements (such as tiling) to boost both yield and land value

The ability to tile the remaining 320 acres represents an immediate opportunity to unlock additional productivity and future appreciation. With land values continuing to trend upward in South Dakota, owning a tract of this quality is both a smart business decision and a long term wealth strategy.

The connection to the Wild Rice Creek drainage ditch is a major asset for this property. This established drainage outlet ensures that the existing tile system on the 80-acre tract operates effectively and provides a straightforward pathway for expanding drainage to the larger 320-acre tract.

Beyond its primary use as row-crop farmland, this property offers additional possibilities:

- Recreational use: Marshall County is well-known for its populations of whitetail deer, pheasants, and other upland game, adding recreational value for hunting enthusiasts
- Alternative income streams: Large tracts like this are often attractive for renewable energy projects such as wind or solar development
- Habitat and conservation programs: Wetland areas may be eligible for enrollment in programs that provide supplemental income while supporting conservation goals

Features

- 400± Total Acres in Marshall County, SD - east of Kidder and 15 minutes from Britton
- Two Tracts: 320 acres and 80 acres
- Tillable Acres: Approximately 358± acres
- Non-Tillable: Approximately 42± acres (wetland, pasture, old building site)
- Soil Ratings: Mostly 77-80 PI
- Drainage:
 - 80-acre tract fully tilled into Wild Rice Creek drainage system



- 320-acre tract offers strong tiling potential
- Yield History: Soybeans up to 70 bu/acre
- Excellent access and proximity to grain markets
- Outstanding investment potential with immediate and long-term upside
- 30.66+/- acres currently enrolled in CRP producing \$5288 annually

In a market where premium farmland is increasingly difficult to find, this property represents an exceptional opportunity. The combination of size, soil quality, drainage improvements, and location makes it an attractive find for both operators and investors.

Whether you're looking to expand your farming operation or secure a long-term agricultural investment in one of South Dakota's most productive counties, this 400± acre parcel fits the bill.

Area Information

[City of Britton](#)

[Marshall County](#)

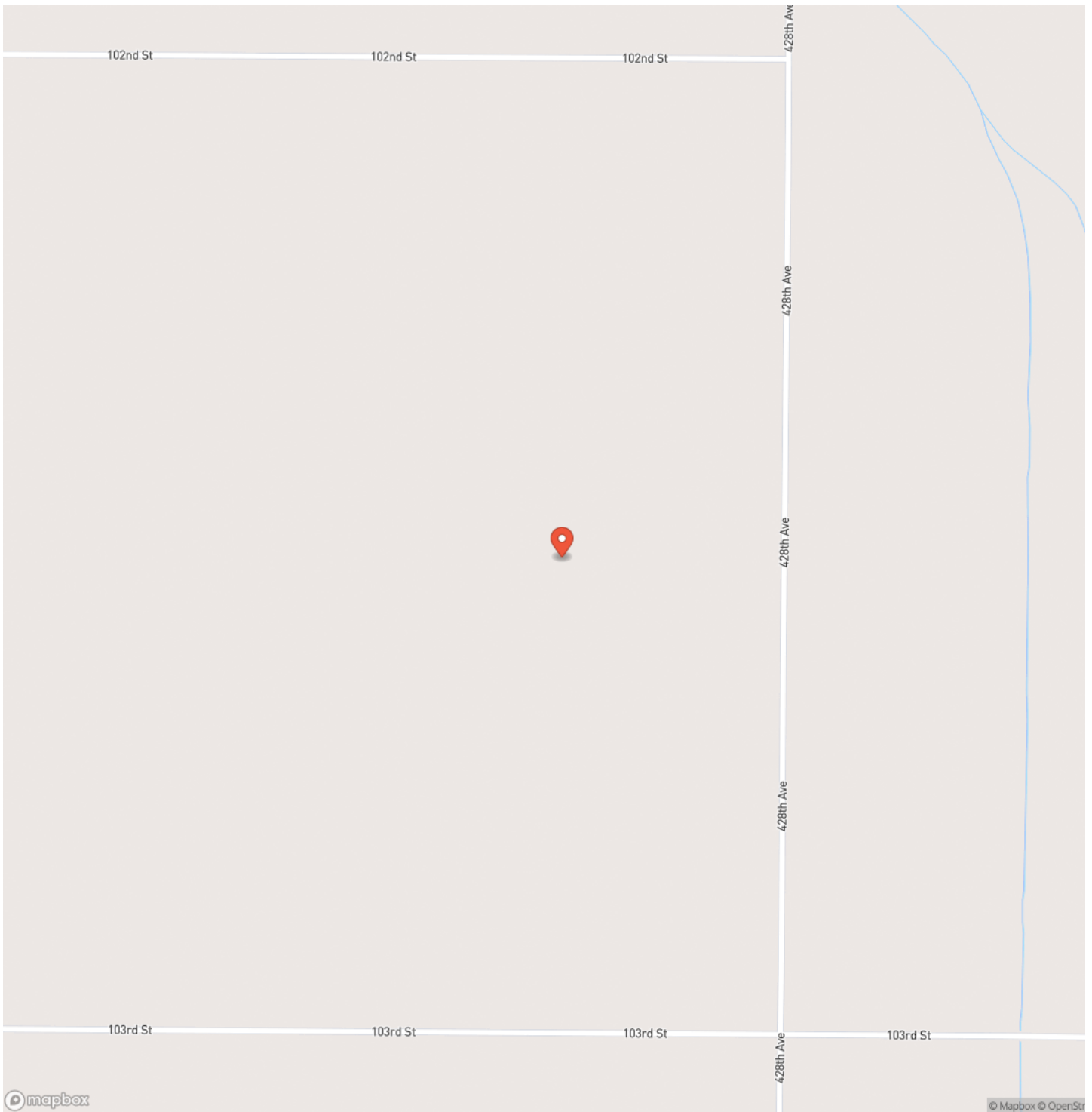
[South Dakota Game Fish and Parks](#)



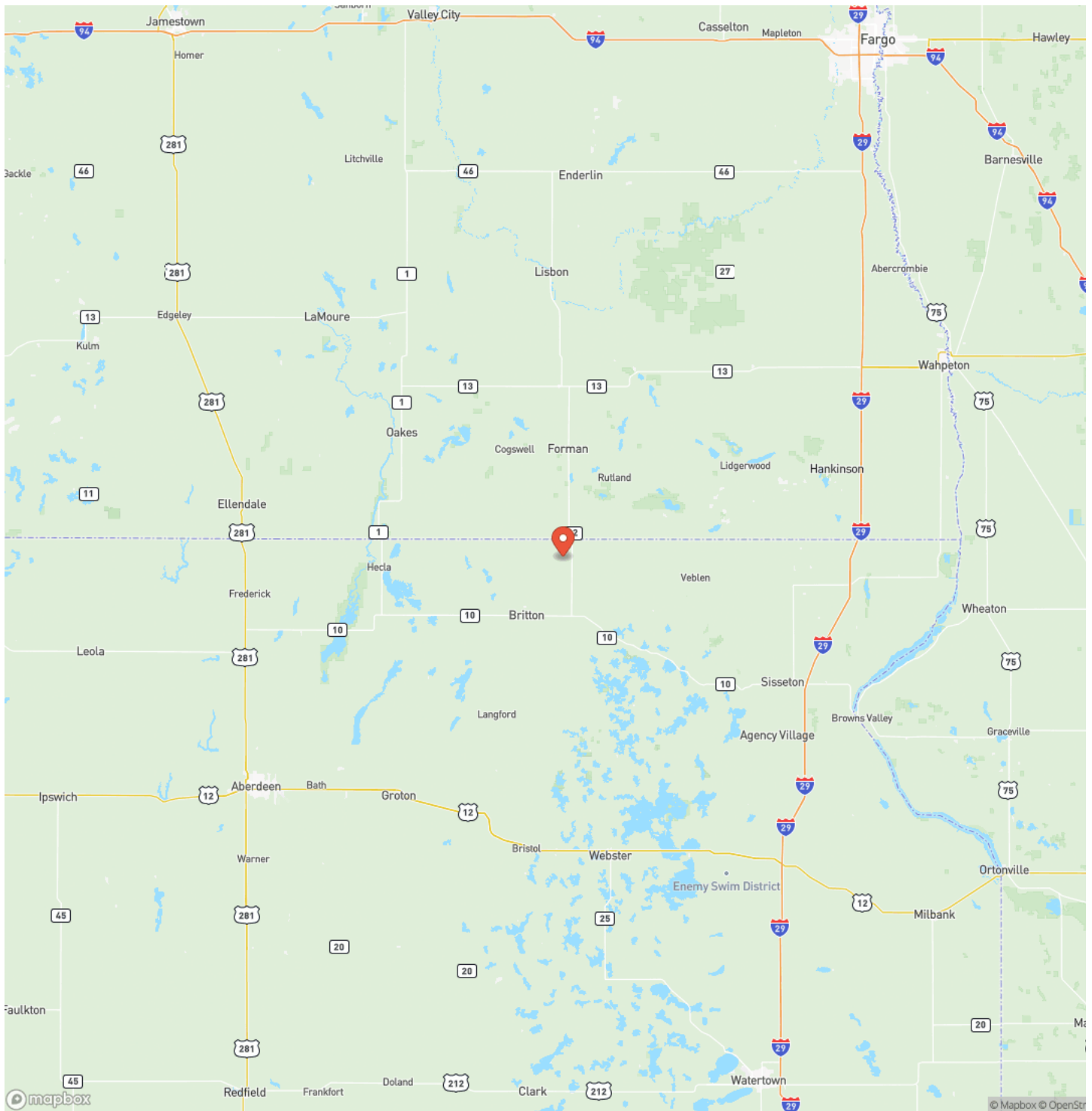
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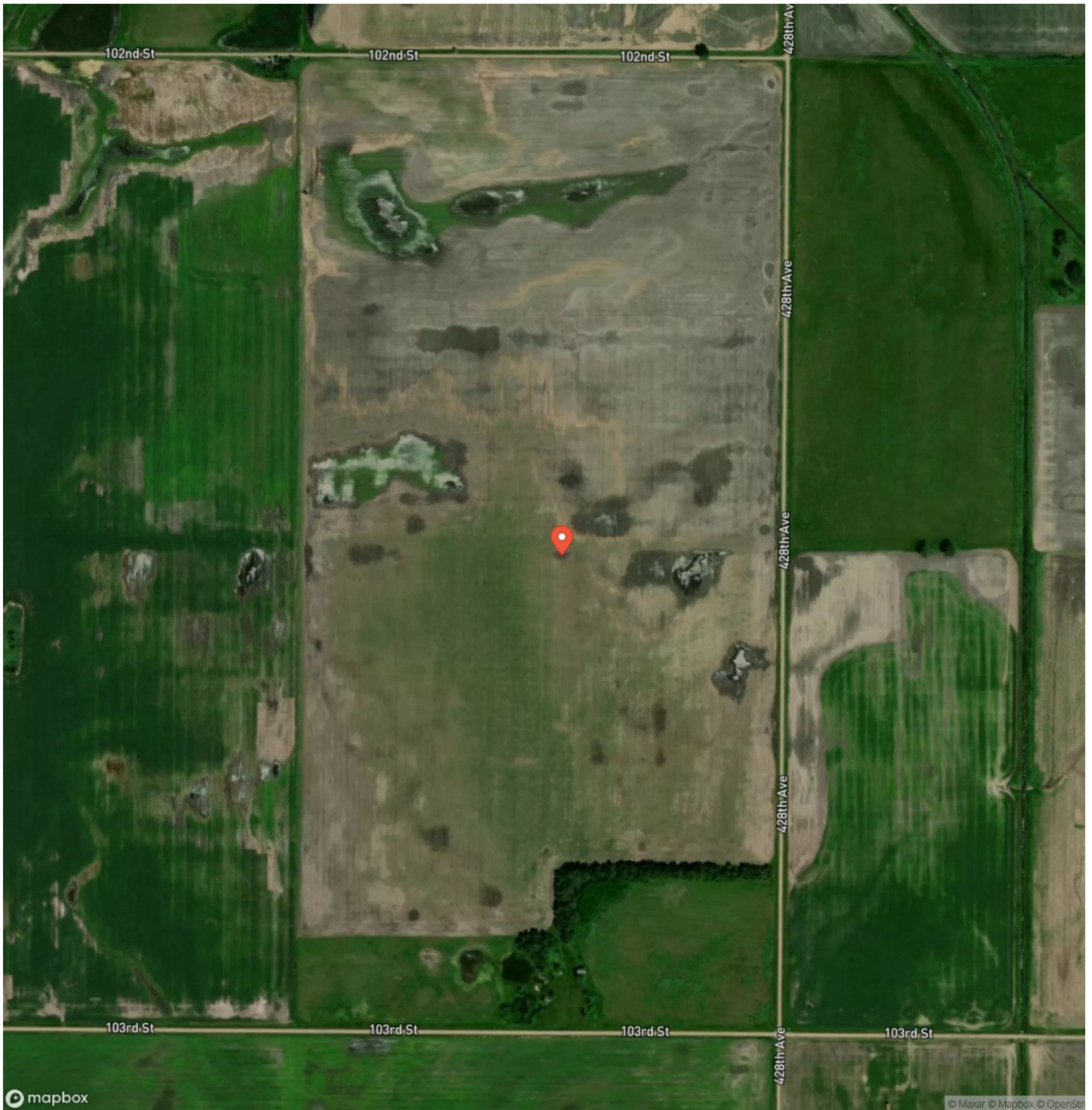
Locator Map



Locator Map



Satellite Map



Marshall County, SD 400 Acres Kidder, SD / Marshall County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



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MORE INFO ONLINE:
<https://talltinesproperties.com/>

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