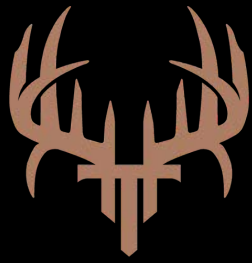


FARM

RANCH

HUNT

INVEST



TALL TINESTM
TROPHY PROPERTIES

HAND COUNTY, SOUTH DAKOTA

77 ± ACRES / MILLER, SD



Licensed in South Dakota, Nebraska, and Minnesota.



HAND COUNTY, SD

\$1,150,000 | 77 ± ACRES

Enjoy premier pheasant and whitetail deer hunting just minutes from downtown Miller and the airport. This exceptional ±77-acre property has been carefully managed as a private hunting sanctuary for more than 30 years, creating outstanding habitat that consistently attracts and holds wildlife. Natural drainage, a reliable water supply, and over 9 acres of established food plots provide ideal year-round conditions for game.

The property is fully equipped for immediate enjoyment with comfortable on-site living quarters and a heated shop. Amenities include a full bathroom, heating and air conditioning, kitchen appliances, and furnishings that are included with the sale. Simply bring your hunting gear, dogs, and friends and start making memories from day one.



KEY FEATURES:

- Less than 2 minutes from Miller, SD
- Less than 1 minute from airport access
- Managed exclusively for hunting for 30+ years
- Exceptional pheasant and whitetail deer habitat
- Over 9 acres of established food plots
- City water supply
- On-site living quarters
- Full bathroom, heat, and air conditioning
- Appliances and furnishings included
- Approximately 16,000 square feet of shop/storage space
- Proven rental income potential



INVESTMENT POTENTIAL

In addition to its recreational appeal, the property offers substantial improvements with multiple buildings that provide excellent storage and income-producing opportunities.

The property includes approximately 16,000 square feet of shop and storage space, consisting of:

- Approximately 7,300 square feet of heated shop space
- Approximately 8,700 square feet of cold storage

These buildings have historically been used for equipment storage, recreational vehicles, and rental storage units. Previous ownership generated over \$3,600 annually in rental income, with the potential to exceed \$10,000 per year depending on occupancy and rental rates.

“Whether you're looking for a private hunting retreat, a family getaway, or a recreational investment with income-producing capabilities, this unique South Dakota property offers a combination of hunting, convenience, and improvements that is difficult to find anywhere else.”

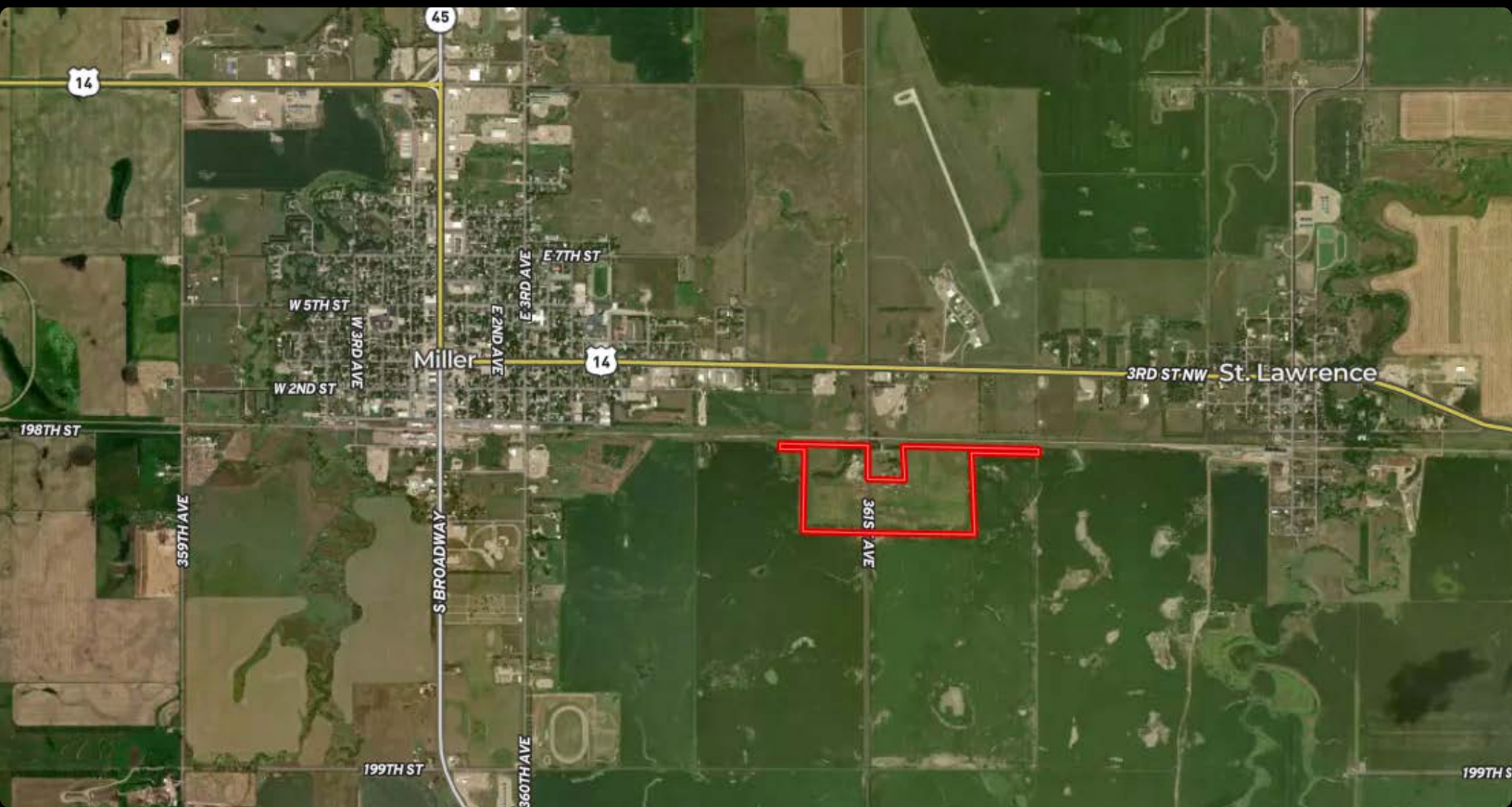
RECREATIONAL PURSUITS

- Pursue trophy whitetail deer in a proven 30+ year managed habitat
- Experience exceptional pheasant hunting right out your back door
- Enjoy year-round wildlife viewing and outdoor recreation
- Hunt over 9+ acres of established food plots designed to attract game
- Gather with family and friends at the on-site hunting headquarters
- Store ATVs, boats, campers, and hunting equipment in 16,000 SF of shop space





PROPERTY MAP



NEARBY ATTRACTIONS



MIDWAY DRIVE IN
1 minute



MILLER MUNICIPAL AIRPORT
1 minute



LAKE LOUISE REC. AREA
25 minutes





LET'S TALK LAND



+1 605-214-2273

jamie.nielson@talltinesproperties.com

www.talltinesproperties.com



 @talltinestryproperties 1109 S. Tayberry Ave. Sioux Falls, SD 57106



Licensed in South Dakota, Nebraska, and Minnesota.

MEET THE TEAM



MARK SCHWEIGERT
Land Broker



JAMIE NIELSON
Land Specialist



NICK STOUT
Land Specialist



JON BISBEE
Land Specialist



JAYDEN EVERSON
Land Specialist



JACK OBERG
Land Specialist



CHANCE WATSON
Land Specialist