

FARM

| RANCH

| HUNT

| INVEST



TALL TINESTM
TROPHY PROPERTIES

TURNER COUNTY, SOUTH DAKOTA

152 ± ACRES / PARKER, SD



Licensed in South Dakota, Nebraska, and Minnesota.



TURNER COUNTY, SD

\$2,500,000 | 152 ± ACRES

This exceptional property offers a unique investment opportunity with approximately 31 acres of developed lots across five parcels, each ranging from 5 to 9 acres. These lots, equipped with water and electricity, provide scenic country living with views of the Vermillion River Bottom. Additionally, about 69 acres are enrolled in the Conservation Reserve Program (CRP), generating an annual income of \$8,883 while supporting local wildlife.

The property also includes 52 acres of productive row crop land and contains an estimated 1.0 to 2.0 million tons of gravel, potentially yielding around \$125,000 per year. The beautiful Vermillion River enhances the property's natural beauty, making it perfect for outdoor enthusiasts. Whether interested in development, agriculture, or recreation, this property offers a diverse range of opportunities.



KEY FEATURES:

- Five ready-to-build lots with water and electricity, each five to nine acres
- CRP income through 2031 with strong annual payments
- Productive cropland ideal for corn, soybeans, or forage
- Large gravel deposit offering major long-term income potential
- Riverfront setting with mature trees and great wildlife habitat
- Easy access just north of Parker along Highway 19



INVESTMENT POTENTIAL

This property brings together income, growth, and long-term value in one place. With developed lots ready for future homes, steady CRP earnings, productive crop ground, and valuable gravel reserves, it offers multiple ways to build reliable returns. The mix of natural beauty, river access, and strong land fundamentals makes this a rare chance to secure a property with both present and future upside.

“Investment, development, and recreation—this exceptional property truly offers it all. Take advantage of a rare opportunity to own a diverse tract that combines income potential, scenic beauty, and long-term upside in one remarkable package.”

RECREATIONAL PURSUITS

- Prime wildlife watching on river and field edges
- Hunting opportunities for deer, pheasants, and ducks
- Quiet river activities like fishing and wandering the banks
- Nature walks under tall cottonwood trees
- Trail exploring across open ground and rolling terrain
- Relaxing outdoor time with wide, scenic views





PROPERTY MAP



NEARBY ATTRACTIONS



PARKER, SD
5 miles



LAKE VERMILLION REC. AREA
13 miles



SIOUX FALLS, SD
25 miles





LET'S TALK LAND



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