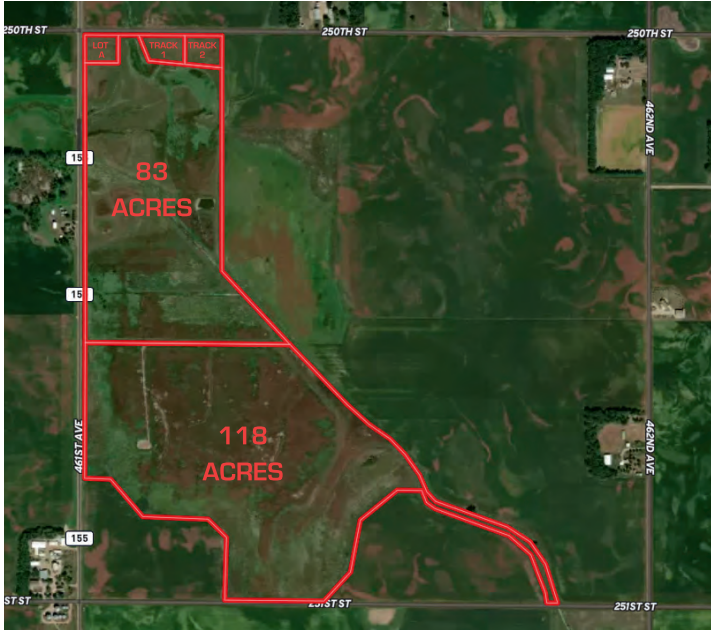




TALL TINES
TROPHY PROPERTIES

MINNEHAHA COUNTY LAND

MULTIPLE PURCHASING OPTIONS AVAILABLE



This amazing hunting property is set up to produce pheasants, ducks, deer, and more. Currently enrolled in a Wetland Deeded Land program that supports the growing and raising of wildlife for years to come. The land is managed by a designated Long-Term Manager, presently Tetonka Mitigation. They take care of the property by spraying noxious weeds, haying roughly one-third annually, and ensuring they are following the Corps Engineers' direction and guidance. As an owner, you get to simply show up and hunt on this managed property. Two ponds provide water to the wildlife. Located only 30 minutes from Sioux Falls, you can harvest your limit of pheasants and be back to your man cave in time to watch your favorite NFL game. This property is located at the intersection of 250th and 461st Ave, or 3 miles west of Colton, SD, and then 2 miles south on the east side of the road.

MINNEHAHA COUNTY
ALL 210 ACRES (including all 3 lots)

OR

MINNEHAHA COUNTY
83 ACRES TETONKA I

OR

MINNEHAHA COUNTY
118 ACRES TETONKA II



\$994,100

\$232,400

\$365,800



JACK OBERG
605-787-8834
jack.oberg@talltinesproperties.com

JAMIE NIELSON
605-214-2273
jamie.nielson@talltinesproperties.com



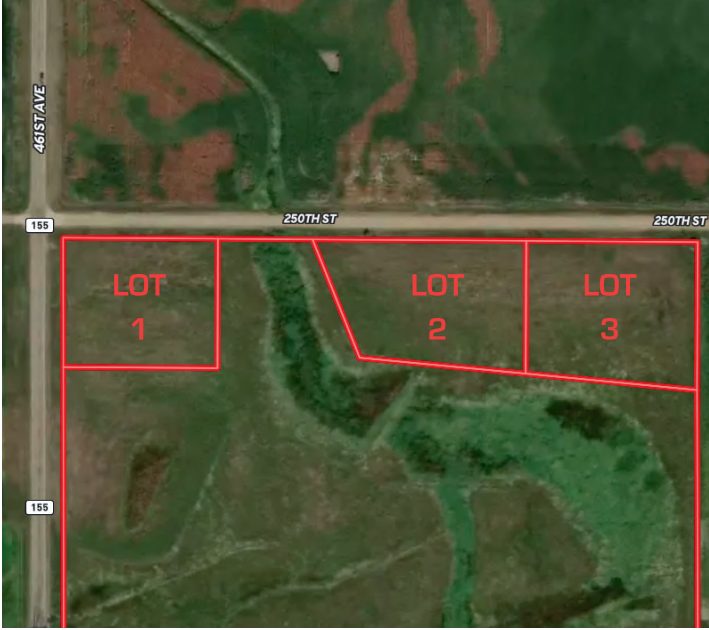
WWW.TALLTINESPROPERTIES.COM



TALL TINES
TROPHY PROPERTIES

MINNEHAHA COUNTY ACREAGES

MULTIPLE PURCHASING OPTIONS AVAILABLE



Looking to move out to the country and need a lot for your family to grow on? We have three great options located just off the highway, a perfect combination of dirt road privacy and black top convenience. Less than 1 mile to the west is Clear Lake public boat ramp. The lake boasts a healthy walleye population and commonly hosts large numbers of ducks and geese each fall. You could walk the dog to the lake and let them swim in this great outdoor space, all within only 30 minutes of Sioux Falls. These lots are located at the intersection of 250th Street and 461st Ave, or from Colton, SD, 3 miles west and 2 miles south, then east on 250th Street. Water and electricity are conveniently located nearby.

MINNEHAHA COUNTY 2.44
LOT 1

OR

MINNEHAHA COUNTY 2.47
LOT 2

OR

MINNEHAHA COUNTY 2.47
LOT 3



\$140,000

\$140,000

\$140,000



JACK OBERG
605-787-8834

jack.oberg@talltinesproperties.com

JAMIE NIELSON
605-214-2273

jamie.nielson@talltinesproperties.com



WWW.TALLTINESPROPERTIES.COM