

FARM

| RANCH

| HUNT

| INVEST



TALL TINESTM
TROPHY PROPERTIES

TURNER COUNTY, SOUTH DAKOTA

152 ± ACRES / PARKER, SD



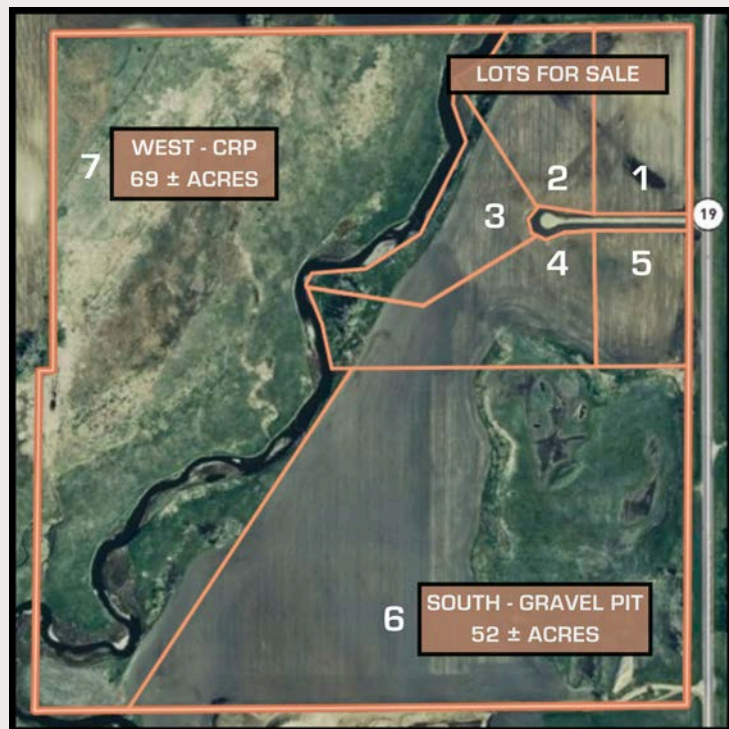
Licensed in South Dakota, Nebraska, and Minnesota.



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.

An additional +/- 69 acres of recreational land that is made up of river bottom, trees and 47.08 Acres of CRP at \$199/A or \$9,369 per year in payments. The CRP program will run through 2030.

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.



SALE OPTIONS:

- Lot 1 ±5.98 Acres \$270,000
- Lot 2 ±6.5 Acres \$290,000
- Lot 3 ±5.09 Acres \$250,000
- Lot 4 ±9.34 Acres \$290,000
- Lot 5 ±4.1 Acres \$200,000
- #6- South- Gravel Pit ±52 Acres \$1,250,000
- #7- West- CRP- ±69 Acres \$500,000
- #8- All Acres Combined ±152 Acres \$2,500,000