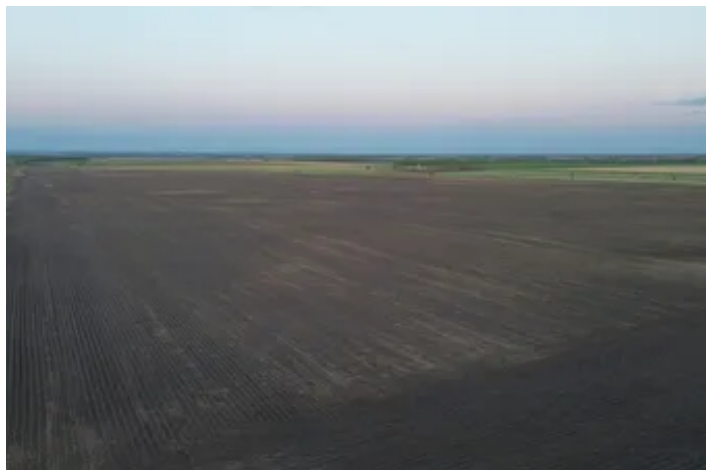


Roberts County 155
46160 SD Hwy 15
Sisseton, SD 57262

\$982,560
155± Acres
Roberts County



Roberts County 155
Sisseton, SD / Roberts County

SUMMARY

Address

46160 SD Hwy 15

City, State Zip

Sisseton, SD 57262

County

Roberts County

Type

Farms, Ranches, Business Opportunity

Latitude / Longitude

45.413806 / -96.970876

Taxes (Annually)

2043

Acreage

155

Price

\$982,560

Property Website

<https://talltinesproperties.com/property/roberts-county-155-roberts-south-dakota/83652/>



PROPERTY DESCRIPTION

Description

Located just two miles from Interstate 29 with direct access off SD Highway 15, this 155± acre property in scenic Roberts County, South Dakota, offers a combination of productivity, accessibility, and potential. With approximately 75 acres of tillable ground (with potential for more), the property presents excellent agricultural opportunities, while the balance is comprised of quality pastureland well-suited for grazing. A gravel pit well is already on site, providing a water source for livestock or future development. The property's gentle rolling terrain and easy highway access make it a strong candidate for a build site— ideal for a farm site, country home, hobby farm, or weekend retreat. Outdoor enthusiasts will appreciate the property's hunting potential with deer, turkeys, and pheasants in the area. Whether you're looking to expand your farming operation, establish a rural residence, or invest in a recreational getaway, this versatile parcel offers a wide variety of options. Don't miss this unique opportunity to own a multifunctional piece of South Dakota land with strong upside in multiple uses.

The tillable ground features above-average productivity consistent with the local area. There are existing stock dams and water that are well-suited for livestock grazing and pasturing.

We have included a plot map for the potential of development into 20 3-acre lots with frontage off SD Hwy 15.

The seller reserves the right to refuse any and all offers.

Features

- 155± total acres
- 75± acres tillable CPI 66, remainder in pasture and old build site
- Gravel pit well on site
- Excellent access: 2 miles from I-29, off SD Highway 15. Only 30 miles from Watertown
- 1 mile of highway frontage
- Twenty 3 acre lots could be developed along the highway
- Hunting and recreational appeal
- Beginning of the Wet Stone Valley
- Excellent investment opportunity with rental income

Area Information

[South Dakota Game Fish and Parks](#)

[City of Sisseton](#)

[Sisseton School District](#)

[Wilmot Public School](#)

[City of Watertown](#)

[Watertown School District](#)

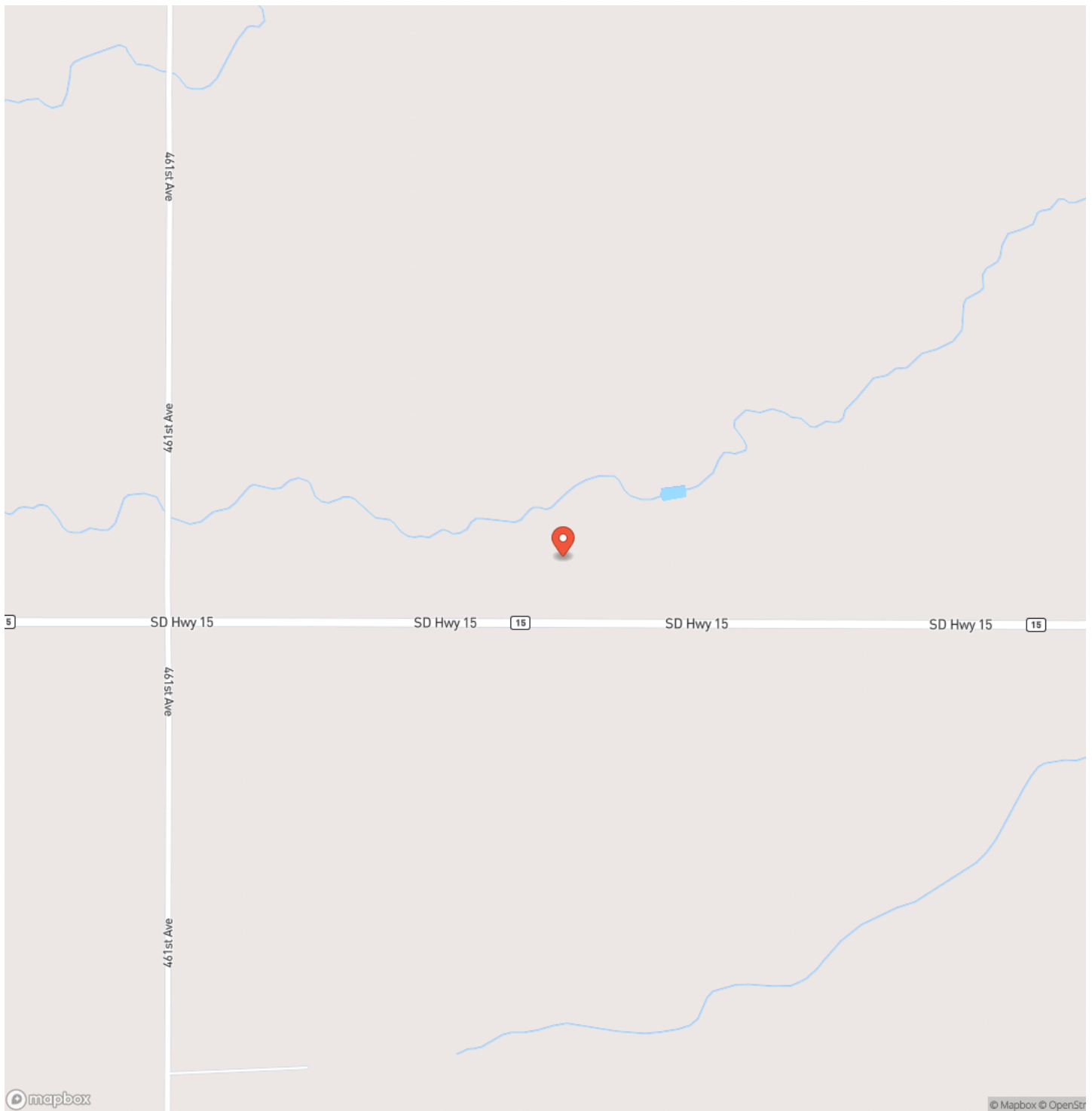
[City of Milbank](#)

[Milbank School District](#)

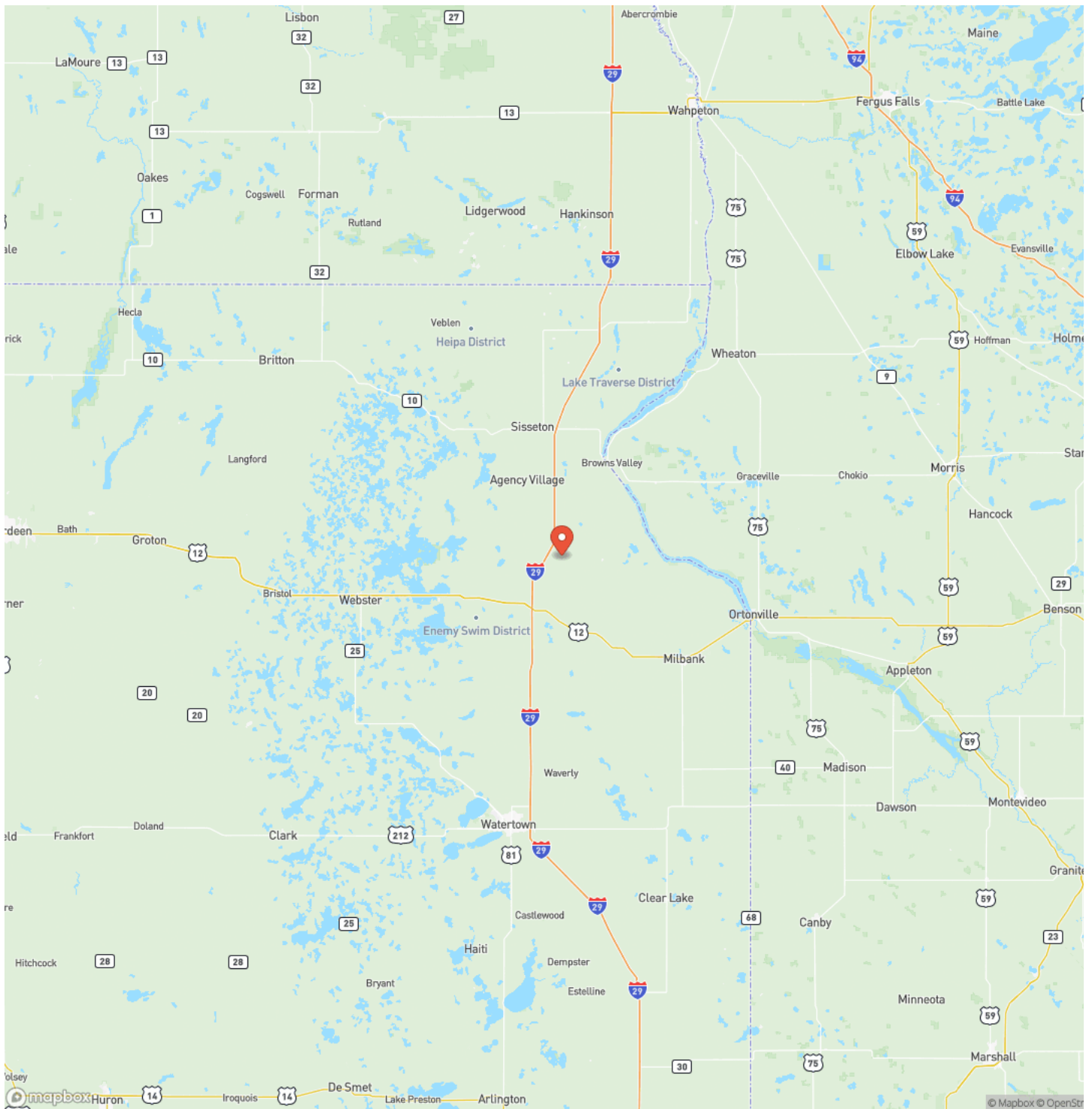




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Block

Mobile

(605) 626-8206

Office

(320) 212-2292

Email

cole.block@talltinesproperties.com

Address

309 Essex Street

City / State / Zip

NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

The seller has all rights to refuse any and all offers.

When buying a property listed by Tall Tines Trophy Properties, the broker who represents the buyer must be identified at the first point of contact and must be present at all showings unless prior arrangements have been made with Tall Tines Trophy Properties to qualify for compensation. If these requirements are not followed, the selling broker may lose any compensation, as decided solely by Tall Tines Trophy Properties.



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