

Edmunds County, SD 159 Acres #3  
14411 327th Ave.  
Tolstoy, SD 57475

**\$1,192,500**  
159± Acres  
Edmunds County



**Edmunds County, SD 159 Acres #3**  
**Tolstoy, SD / Edmunds County**

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**SUMMARY**

**Address**

14411 327th Ave.

**City, State Zip**

Tolstoy, SD 57475

**County**

Edmunds County

**Type**

Farms, Hunting Land, Recreational Land, Ranches

**Latitude / Longitude**

45.304145 / -99.646868

**Taxes (Annually)**

1738

**Acreage**

159

**Price**

\$1,192,500

**Property Website**

<https://talltinesproperties.com/property/edmunds-county-sd-159-acres-3-edmunds-south-dakota/84236/>



## **PROPERTY DESCRIPTION**

Located in the heart of Edmunds County, South Dakota, this 159-acre property offers a rare blend of agricultural productivity, conservation value, and recreational potential. With an average soil productivity rating of 71.6, the land is well-suited for a variety of farming operations. Approximately 114 acres are currently in active crop production, supporting common regional staples such as corn, soybeans, and wheat. The remaining 45 acres are enrolled in the Conservation Reserve Program (CRP), providing steady annual income while enhancing soil health and supporting local wildlife populations.

The property boasts excellent accessibility with convenient frontage along a nearby highway and established gravel roads, ensuring reliable year-round access for farming equipment and vehicles. A well-established tree line provides natural wind protection, adds visual appeal, and serves as a valuable habitat corridor for wildlife.

This tract is also a hunter's paradise, offering outstanding opportunities for whitetail deer and South Dakota's signature ringneck pheasants. The combination of CRP acres, crop fields, and natural cover makes it a prime location for upland and big game hunting, whether for personal enjoyment or lease income.

Whether you're an investor looking for a productive agricultural asset with added recreational upside, a farmer seeking to expand your operation, or an outdoor enthusiast dreaming of a private hunting retreat, this 159-acre parcel delivers strong potential on all fronts. Don't miss your chance to own a piece of South Dakota's rich farming and hunting heritage in a highly desirable location.

## **Property Features**

- 159 acre
- Average soil productivity rating of 71.6
- 114 acres in active crop production (corn, soybeans, wheat)
- 45 acres enrolled in the Conservation Reserve Program (CRP)
- Frontage along a nearby highway
- Established gravel roads ensure reliable, year-round access
- Well-established tree line offering wind protection and wildlife habitat
- Excellent hunting for whitetail deer and ringneck pheasants
- Ideal habitat mix for upland and big game hunting
- Revenue from crop production and CRP payments
- Investors seeking agricultural and recreational value
- Farmers looking to expand operations
- a region known for rich farming and hunting heritage

## **Area Information**

[South Dakota Game, Fish, and Parks](#)

[Edmunds County SD](#)

[Bowdle School District](#)

[City of Bowdle](#)

[Hoven School District](#)

[City of Hoven](#)

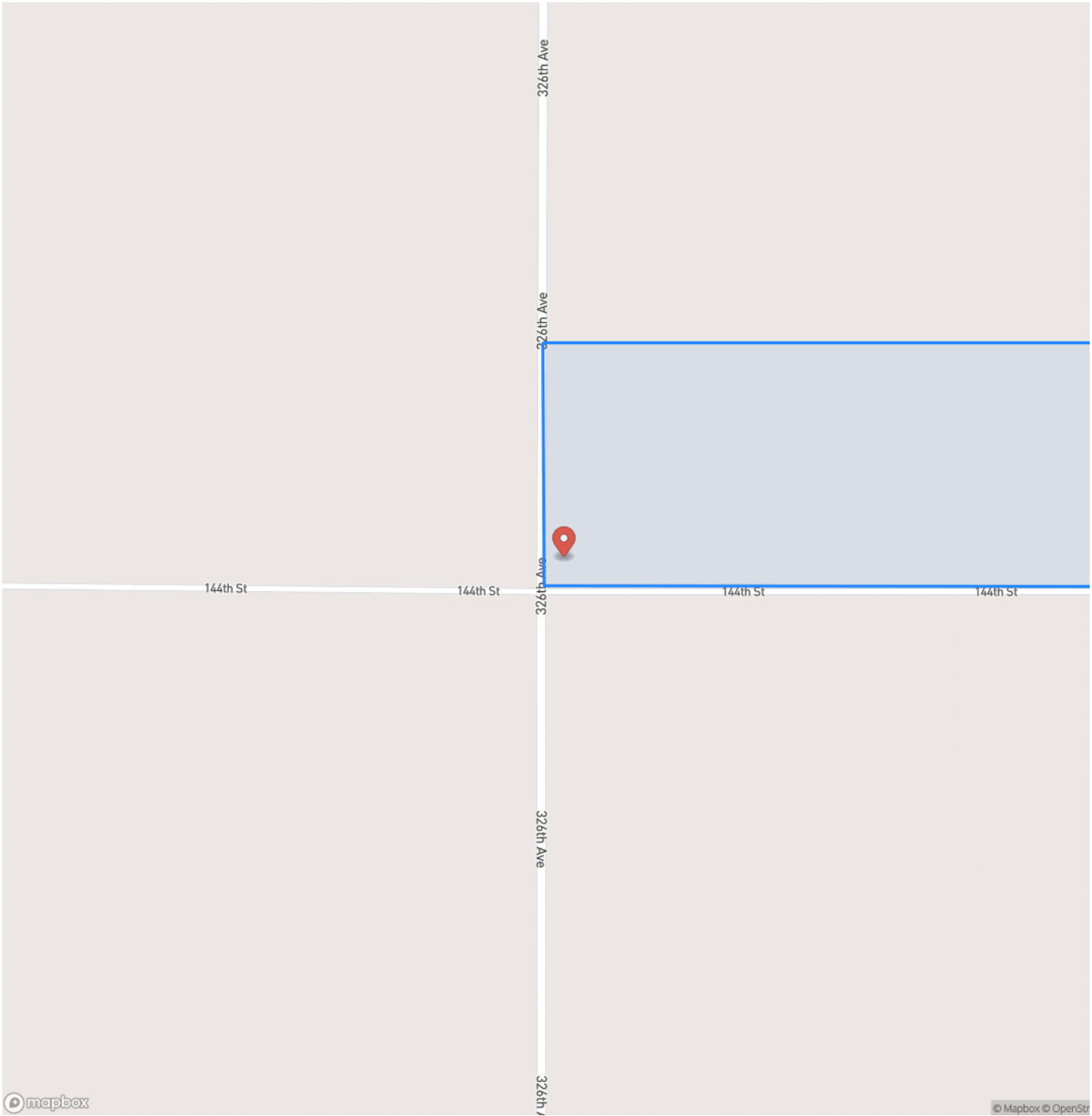


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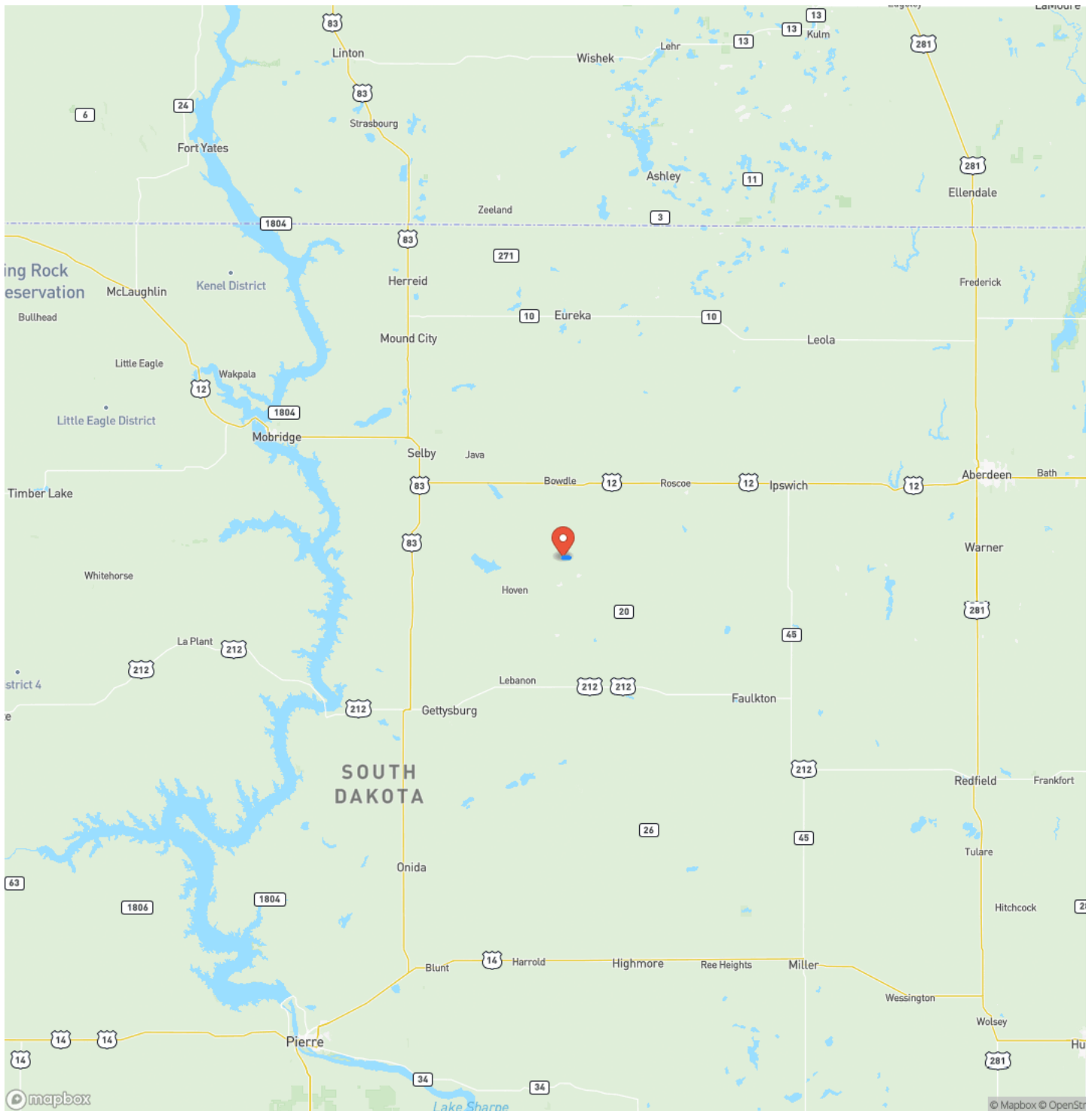
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# Locator Map



## Locator Map



## Satellite Map



**Edmunds County, SD 159 Acres #3**  
**Tolstoy, SD / Edmunds County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jon Bisbee

## Mobile

(605) 216-1116

## Email

jon.bisbee@talitinesproperties.com

### Address

36640 155th Street

## City / State / Zip

## NOTES



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**<https://talitinesproperties.com/>**

## **DISCLAIMERS**

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**Tall Tines Trophy Properties**  
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