

Edmunds County, SD 479 Acres
14411 327th Ave.
Tolstoy, SD 57475

\$3,592,500
479± Acres
Edmunds County



Edmunds County, SD 479 Acres
Tolstoy, SD / Edmunds County

SUMMARY

Address

14411 327th Ave.

City, State Zip

Tolstoy, SD 57475

County

Edmunds County

Type

Hunting Land, Horse Property, Ranches, Recreational Land, Farms

Latitude / Longitude

45.303666 / -99.636835

Taxes (Annually)

6428

Acreage

479

Price

\$3,592,500

Property Website

<https://talltinesproperties.com/property/edmunds-county-sd-479-acres-edmunds-south-dakota/84231/>



PROPERTY DESCRIPTION

Presenting a rare and diverse land offering in the heart of Edmunds County, South Dakota, this 479± acre property delivers the perfect blend of productive farmland, recreational appeal, and development potential. Whether you are a producer looking to expand operations, an investor seeking strong returns, or an outdoor enthusiast dreaming of a private hunting sanctuary, this tract checks all the boxes.

Out of the total 479 acres, approximately 380 acres are currently in active row crop production. The land boasts a Soil Productivity Index of 77.48, supporting consistent yields year after year. The primary crops grown include corn, soybeans, and wheat, typical for the region and well-suited to the soil profile. This tillable ground has been well cared for with conservation practices in mind, and it represents a significant income-producing asset for any agricultural operator or investor.

The property also includes 45 acres enrolled in the Conservation Reserve Program (CRP), offering the dual benefit of annual income and long-term conservation value. These CRP acres enhance soil health, prevent erosion, and contribute to habitat diversity across the landscape.

Approximately 50 acres of mixed grassland and mature tree cover round out the property, creating a picturesque and ecologically rich environment. This portion of the land serves as excellent bedding and travel corridors for wildlife and offers strong potential for habitat enhancement, native prairie restoration, or additional CRP enrollment.

For the outdoor enthusiast, this property is a hunter's dream. The diverse habitat supports thriving populations of whitetail deer and ring-necked pheasants, both of which are abundant in this region of South Dakota. The blend of cropland, CRP, tree belts, and water access creates an ideal environment for managing a top-tier recreational hunting property. The property already offers strong hunting opportunities and could be further developed into a high-end private or commercial hunting retreat.

Adding even more value, the property features existing utilities, including electric service and a well, making it a prime candidate for building. A potential homesite could overlook the sweeping farmland, tree groves, and seasonal wildlife activity, providing a peaceful and private setting for a new build. Whether you're envisioning a full-time residence, hunting lodge, or seasonal cabin, the infrastructure is in place to get started.

Property Features

- 380 acres in active row crop production
- Soil Productivity Index of 77.48
- 45 acres enrolled in CRP
- 50 acres of mixed grassland and mature tree cover
- Excellent bedding and travel corridors for wildlife
- Thriving populations of whitetail deer and ring-necked pheasants
- Ideal setup for private or commercial hunting retreat
- On-site electric service and well
- Ideal homesite with scenic views and privacy
- Strong agricultural income potential
- Recreational and conservation value
- Rare offering with diverse land use options
- Prime location, Highway access and maintained gravel roads

Area Information

[Edmunds County](#)

[Bowdle School District](#)

[Hoven School District](#)



[South Dakota Game Fish and Parks](#)

[City of Bowdle](#)

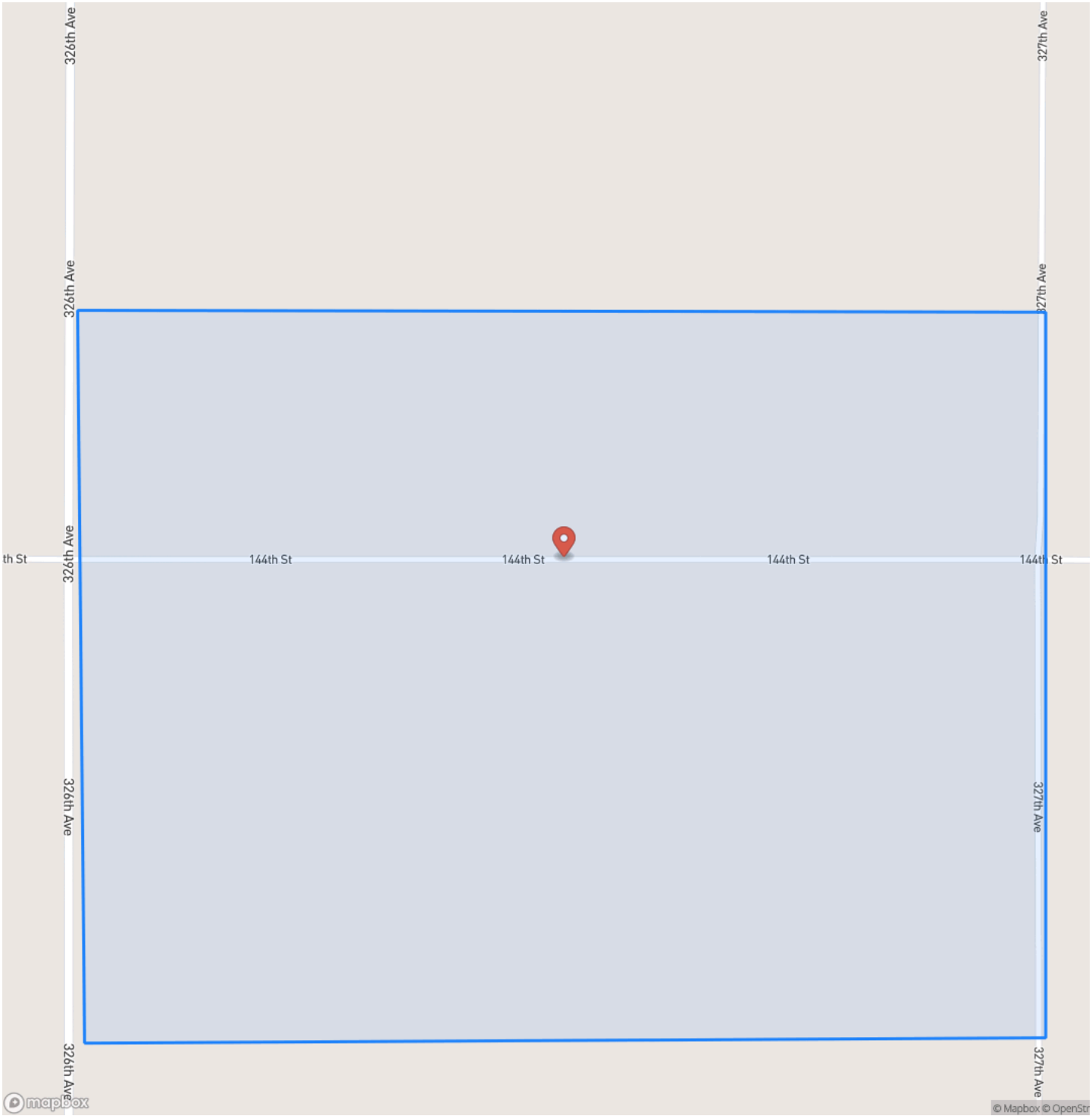
[City of Hoven](#)



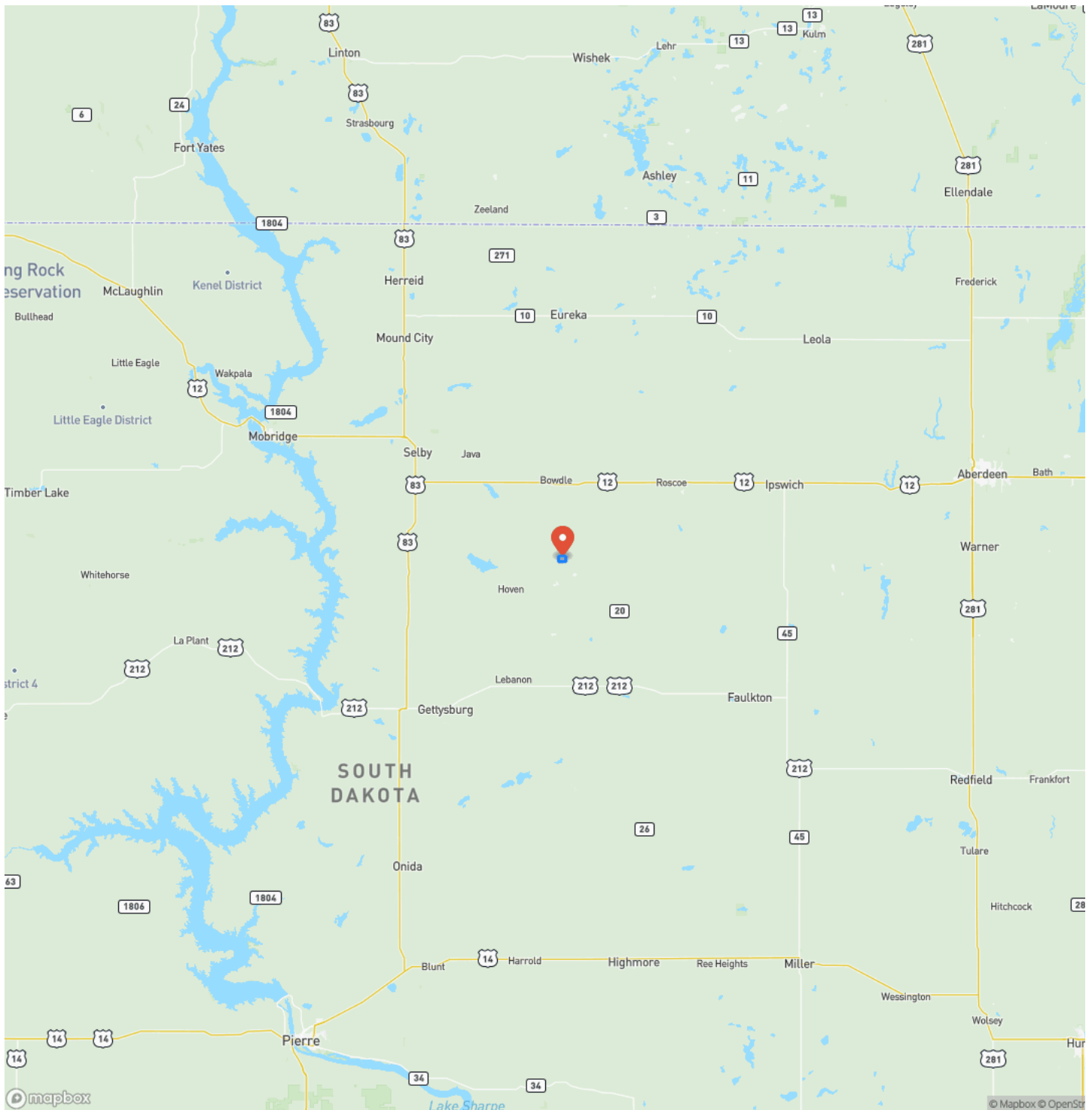
Edmunds County, SD 479 Acres
Tolstoy, SD / Edmunds County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Bisbee

Mobile

(605) 216-1116

Email

jon.bisbee@talltinesproperties.com

Address

36640 155th Street

City / State / Zip

NOTES



[illegible]

MORE INFO ONLINE:
<https://talitnesproperties.com/>

DISCLAIMERS

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.



Tall Tines Trophy Properties
208 S Main Street
Winner, SD 57580
(605) 840-9578
<https://talltinesproperties.com/>

