

Edmunds County, SD 160 Acres #2
14411 327th Ave.
Tolstoy, SD 57475

\$1,216,000
160± Acres
Edmunds County



Edmunds County, SD 160 Acres #2
Tolstoy, SD / Edmunds County

SUMMARY

Address

14411 327th Ave.

City, State Zip

Tolstoy, SD 57475

County

Edmunds County

Type

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

Latitude / Longitude

45.303481 / -99.627005

Taxes (Annually)

2479

Acreage

160

Price

\$1,216,000

Property Website

<https://talitinesproperties.com/property/edmunds-county-sd-160-acres-2-edmunds-south-dakota/84235/>



PROPERTY DESCRIPTION

This exceptional 160-acre parcel offers a rare opportunity to own a well-balanced tract of farmland, pasture, and recreational land, ideal for both agricultural use and outdoor enthusiasts. With an average soil productivity index of 78.78, approximately 110 acres are currently in active cultivation, providing strong potential for continued row crop production or a variety of other agricultural uses. The remaining 50 acres consist of established grassland and a former farmstead site, making it suitable for livestock grazing, habitat development, or rural residential use.

The property is improved with electrical service and a well, laying the groundwork for the development of a rural home, hunting lodge, or weekend retreat. The abandoned farm site provides an ideal location for future construction, while mature shelterbelts and a well-established tree grove offer privacy, wind protection, and aesthetic value.

The land's diverse habitat supports excellent hunting opportunities, particularly for white-tailed deer and upland game birds such as the ringneck pheasants. With ample cover, nearby food sources, and minimal human disturbance, this property serves as a prime location for hunters and wildlife enthusiasts alike.

Access is convenient, with the land located just off a nearby highway and reached by well-maintained gravel roads, ensuring year-round entry for equipment, vehicles, and visitors. Whether you're a producer looking to expand your farming operation, an investor seeking income-producing land with recreational value, or someone envisioning a peaceful rural homestead, this property offers versatility, productivity, and potential in one beautiful package.

Property Features

- 160 acres of mixed-use land
- 110 acres in active row crop production
- 50 acres including established grassland and former farmstead
- Soil productivity index, Average of 78.78
- Electrical service and well
- Suitable for a rural home, hunting lodge, or weekend retreat
- Former farmstead site: Ideal for future construction
- Shelterbelts and tree groves, provide privacy, wind protection, and aesthetic value
- Wildlife habitat, supporting white-tailed deer and ringneck pheasants
- Located near a highway, accessible via well-maintained gravel roads
- Farming, livestock grazing, wildlife habitat, residential, recreational
- Income-producing potential, through agricultural use and recreational value

Area Information

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

[Edmunds County](#)

[Bowdle School District](#)

[City of Bowdle](#)

[Hoven School District](#)

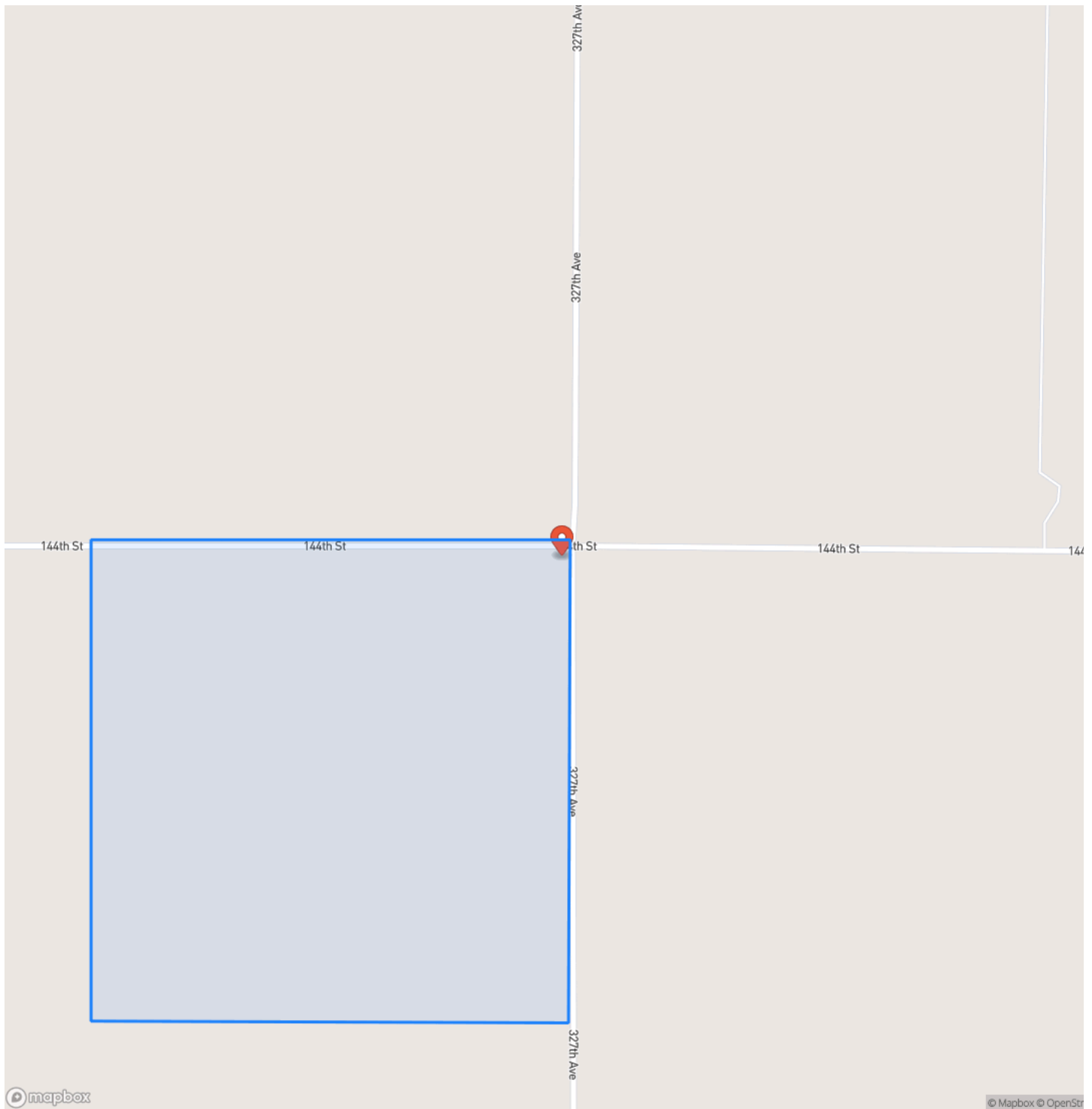
[City of Hoven](#)



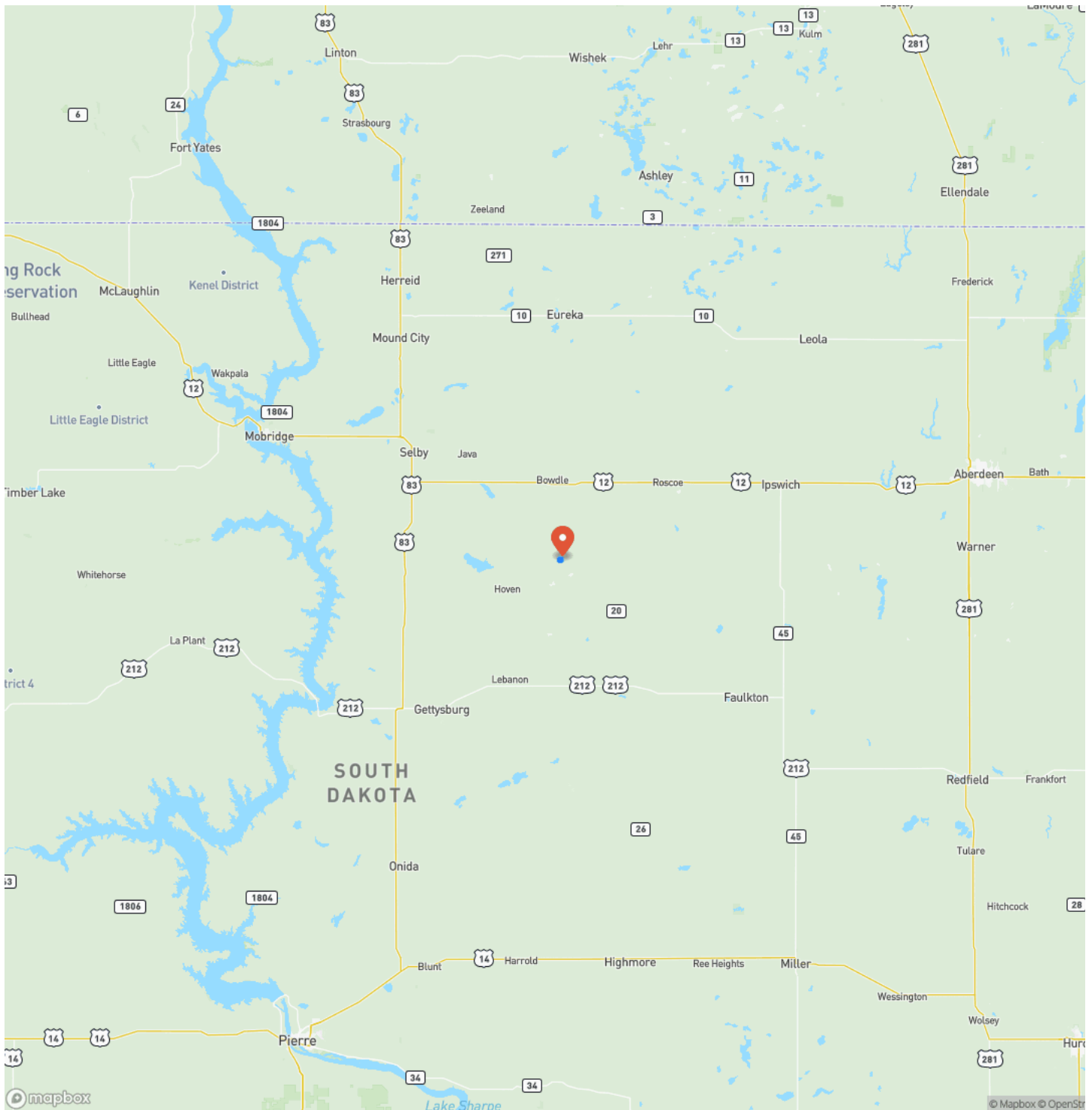
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Tolstoy, SD / Edmunds County



Locator Map



Locator Map



Satellite Map



**Edmunds County, SD 160 Acres #2
Tolstoy, SD / Edmunds County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Bisbee

Mobile

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Email

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Address

36640 155th Street

City / State / Zip

NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

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