

Edmunds County, SD 467 Acres with Hunting Lodge
21-121-73
Tolstoy, SD 57475

\$3,175,600
467± Acres
Edmunds County



Edmunds County, SD 467 Acres with Hunting Lodge
Tolstoy, SD / Edmunds County

SUMMARY

Address

21-121-73

City, State Zip

Tolstoy, SD 57475

County

Edmunds County

Type

Hunting Land, Business Opportunity, Single Family, Horse Property, Ranches, Recreational Land, Residential Property, Farms

Latitude / Longitude

45.286378 / -99.647991

Taxes (Annually)

5102

Dwelling Square Feet

2500

Bedrooms / Bathrooms

4 / 2.5

Acreage

467

Price

\$3,175,600

Property Website

<https://talitinesproperties.com/property/edmunds-county-sd-467-acres-with-hunting-lodge-edmunds-south-dakota/89908/>



Edmunds County, SD 467 Acres with Hunting Lodge Tolstoy, SD / Edmunds County

PROPERTY DESCRIPTION

Nestled in the rolling uplands of Edmunds County, South Dakota, this 467-acre property offers an extraordinary opportunity for hunters, investors, and outdoor enthusiasts alike. Known for its outstanding pheasant populations and well-managed habitat, this property has been operated as a successful pheasant guiding business for the past 20 years, drawing hunters from across the country who return year after year for world-class upland bird hunts and exceptional accommodations.

The heart of the property features a fully furnished lodge/home, capable of sleeping 10 guests comfortably. Complete with all modern utilities including electricity, heat, water, and internet, the lodge provides year-round usability for both recreational or commercial purposes. Whether you're hosting hunters, friends, or family, the home is move-in ready and set up for hospitality and convenience.

Adjacent to the lodge are several well-maintained outbuildings and barns, ideal for equipment storage, workshops, kennels, or additional guest quarters. These versatile structures provide ample room to support the needs of an outfitting business, personal ranch operation, or future development dreams. Their adaptability makes them a valuable part of the property's infrastructure.

The land has been meticulously managed and farmed specifically for wildlife and hunting.

280 acres are enrolled in CRP (Conservation Reserve Program), offering consistent annual income while maintaining prime pheasant habitat.

56 acres are tillable ground, strategically used for food plots currently planted in soybeans and corn, providing critical nutrition and attraction for pheasants, whitetail deer, and other game throughout the season.

A natural slew winds through the property, providing a winter haven for wildlife and a protected breeding ground for nesting hens in the spring. This wetland feature adds vital diversity to the landscape and enhances the property's ability to support strong game populations year after year.

While the land is renowned for pheasant hunting, it's not just a bird hunter's paradise. The area is also home to abundant whitetail deer, with healthy populations producing trophy-quality bucks thanks to decades of thoughtful land management and conservation practices. Whether you enjoy archery or rifle hunting, the property's diverse terrain, cover, and food sources provide ideal conditions for exceptional deer hunting opportunities.

This 467-acre property offers multiple use options, continue the long-standing guiding business, develop it into a private recreational haven, establish a personal ranch, or hold it as a solid land investment with income potential from CRP and tillable acreage.

Opportunities like this are rare: a fully operational hunting property with infrastructure, income, and an established reputation in one of the top upland bird hunting regions in the nation. Whether you're a seasoned outfitter or simply looking for a place to build lasting memories in the outdoors, this South Dakota gem offers it all.

Property Features

- 467+/- In Edmunds County, South Dakota – South of Bowdle 11 miles, North of Tolstoy 7.8 miles
- 280 acres enrolled in CRP (Conservation Reserve Program) - Provides annual income and maintains prime pheasant habitat (\$22,990 annually)
- 56 acres of tillable ground - Used for food plots (currently planted in soybeans and corn)
- Natural slew/wetland runs through the property
- Located in a region known for outstanding pheasant populations
- Operated as a successful pheasant guiding business for 20 years
- Attracts returning hunters from across the country
- Fully furnished lodge/home – sleeps ten
- Equipped with electricity, water, heat, and internet
- Move-in ready and suitable for year-round use
- Perfect for hosting hunters, family, or guests



- Multiple outbuildings and barns - Ideal for equipment storage, workshops, kennels, or additional guest quarters
- Infrastructure supports business operations, personal ranching, or future development
- Offers a winter haven for wildlife, nesting areas for hens in spring
- Property supports strong game populations year-round
- Excellent whitetail deer hunting, known for trophy-quality bucks
- Benefiting from decades of land and habitat management
- Continue the established outfitting/guiding business

Area Information

[SDGFP](#)

[Edmunds County](#)

[City of Hoven](#)

[Hoven School District](#)

[City of Bowdle](#)

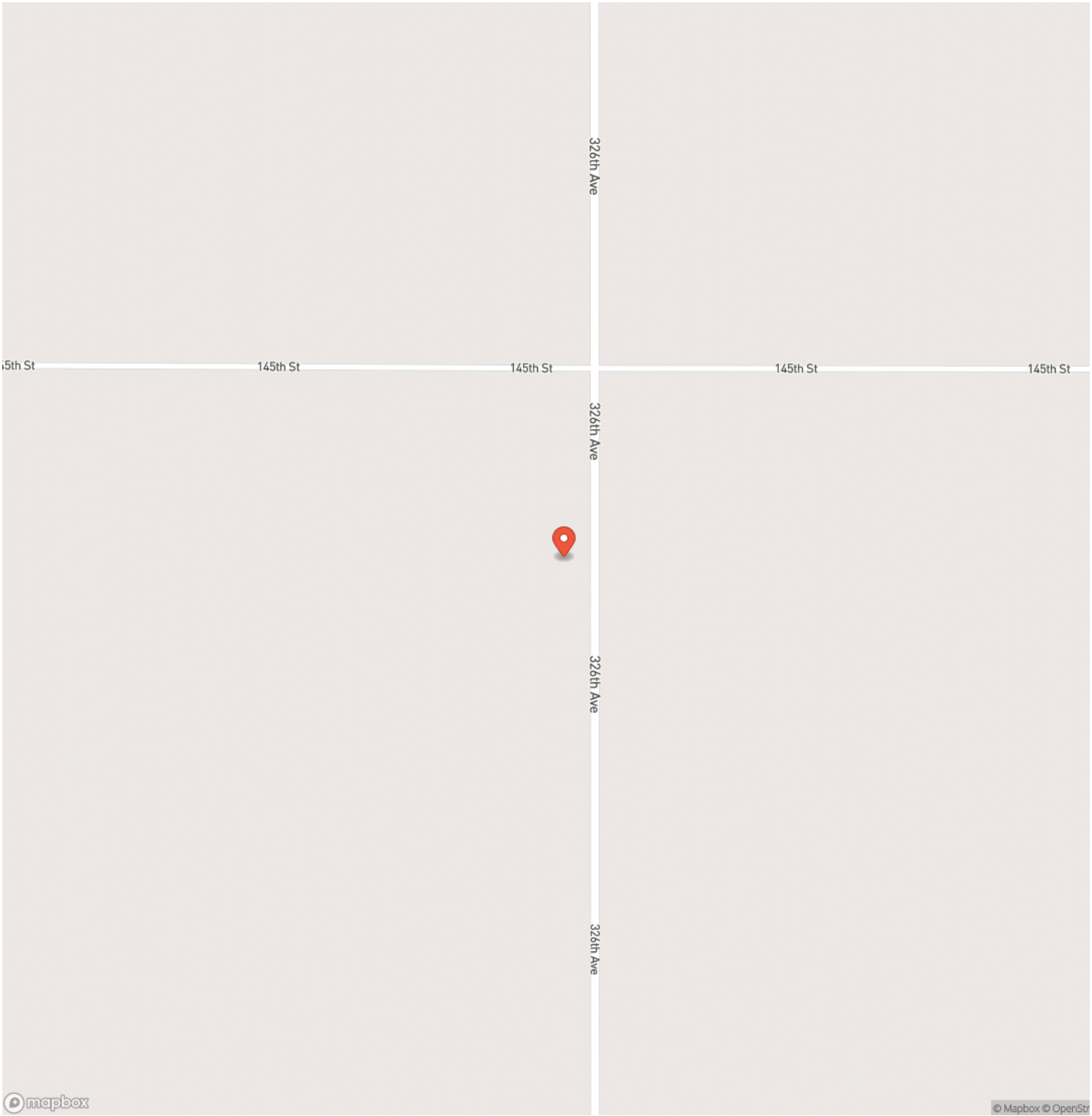
[Bowdle School District](#)



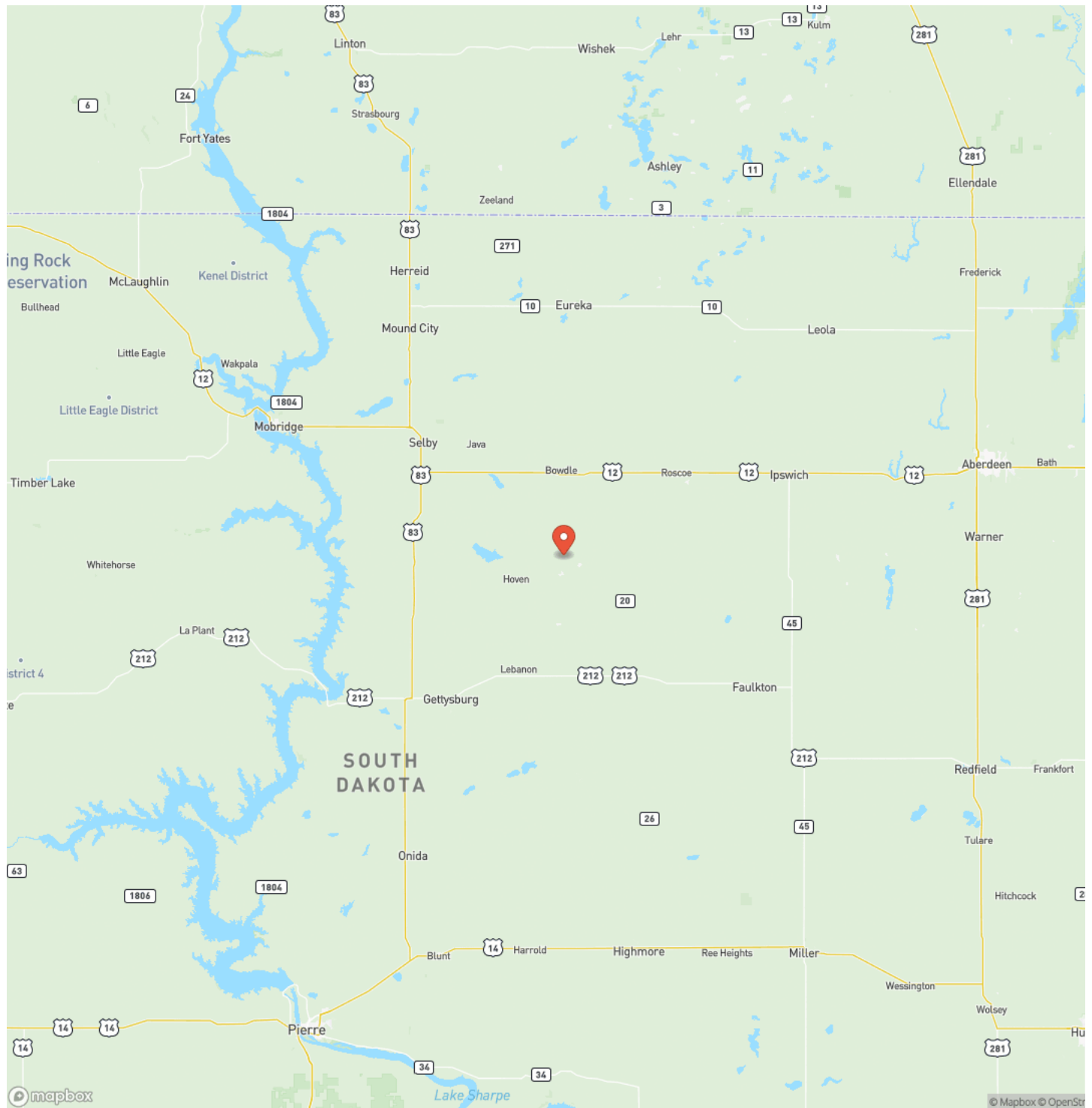
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Tolstoy, SD / Edmunds County**



Locator Map



Locator Map



Satellite Map



Edmunds County, SD 467 Acres with Hunting Lodge
Tolstoy, SD / Edmunds County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



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

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