

LAND AUCTION

220.3 AC± | 1 TRACT | DAY CO, SD



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/18/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: VFW WEBSTER
521 1ST ST W, WEBSTER, SD 57274

Rare opportunities to purchase large-acreage lakefront properties in northeastern South Dakota are increasingly difficult to find. This exceptional 220.3± acre property located at 13884 436th Avenue, Webster, South Dakota, presents a unique chance to acquire a diverse tract of pastureland with direct frontage on renowned Waubay Lake in Day County.

Set in one of South Dakota's most desirable recreational regions, this property combines productive grassland, scenic lake views, an established rural setting, and outstanding outdoor opportunities. Whether you are looking to expand an agricultural operation, secure an investment property, develop a recreational retreat, or own a significant piece of Waubay Lake frontage, this auction offering deserves serious consideration.

The property consists primarily of pastureland with a landscape well-suited for livestock grazing and agricultural use. The existing grass resources provide excellent potential for cattle operations while maintaining the natural beauty that makes this area so attractive. Gently rolling terrain, open grasslands, and scattered trees create a visually appealing setting that offers both functionality and character.

One of the most appealing features of this property is its direct relationship with Waubay Lake. Known throughout the Midwest for its fishing, water recreation, wildlife habitat, and scenic beauty, Waubay Lake draws outdoor enthusiasts from across the region. Ownership of lakefront acreage of this size provides a rare combination of agricultural productivity and recreational enjoyment.

The property also features an old building site that offers historical character and future potential. Existing rural building sites are often highly desirable because they may provide opportunities for future improvements, recreational headquarters, livestock facilities, or a private retreat setting, subject to all applicable regulations and approvals. Mature trees surrounding the site enhance privacy, provide shade, and create an attractive habitat for local wildlife.

Outdoor enthusiasts will appreciate the property's natural diversity. The combination of pasture, trees, shoreline habitat, and nearby water resources creates an environment that attracts a variety of wildlife species throughout the year. Waterfowl, upland birds, deer, and numerous other species are commonly associated with the Waubay Lake region, making this property appealing for those who enjoy hunting, wildlife observation, photography, and outdoor recreation.

Beyond the property's immediate features, its location in Day County provides convenient access to nearby communities while maintaining the privacy and tranquility of rural South Dakota. Webster serves as the regional hub for shopping, services, dining, and community amenities. The surrounding area is well known for its strong agricultural heritage, exceptional fishing opportunities, and abundant outdoor recreation.

Properties that offer substantial acreage, agricultural utility, mature trees, an established building site, and direct frontage on Waubay Lake are exceptionally uncommon. The combination of productive pastureland and premium recreational appeal creates multiple potential uses for future ownership. Investors, agricultural operators, outdoor enthusiasts, and those seeking a long-term landholding opportunity will recognize the value represented by this unique offering.

This 220.3± acre tract delivers the qualities many buyers seek but seldom find in a single property: large acreage, lake frontage, grazing potential, scenic beauty, wildlife habitat, and a highly desirable location in northeastern South Dakota. Offered at auction, this property presents an opportunity to acquire a truly special piece of Day County real estate with lasting value and exceptional recreational appeal.

Deeded Acres:	220.3± acres
CRP Acres/Payment:	No CRP
Lease Status:	Open Tenancy for 2027
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	220.3± acres located S18 T122N R55W Day Co SD
PIDs:	16.18.2000, 16.18.2100, 16.18.3000
Lat/Lon:	13884 436TH AVE, WEBSTER, SD, 57274-5616
Zip Code:	57274

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

KATIE & BRIAN GRAEB, AGENTS: 605.690.8582 | katie.graeb@whitetailproperties.com

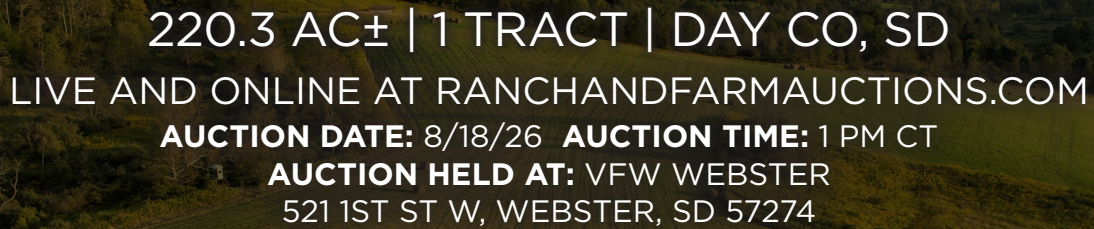
RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Katie Graeb, Whitetail Properties Agent/Land Specialist, 605.690.8582 | Brian Graeb, Whitetail Properties Agent/Land Specialist, 605.690.3026



TRACT 1
220.3
ACRES ±



220.3 AC± | 1 TRACT | DAY CO, SD
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 8/18/26 **AUCTION TIME:** 1 PM CT
AUCTION HELD AT: VFW WEBSTER
521 1ST ST W, WEBSTER, SD 57274



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
KATIE & BRIAN GRAEB, AGENTS: 605.690.8582 | katie.graeb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD Lic #16828 | Cody Lowderman Auc Lic RE17883 | Katie Graeb, Whitetail Properties Agent/Land Specialist, 605.690.8582 | Brian Graeb, Whitetail Properties Agent/Land Specialist, 605.690.3026