

# LAND AUCTION



## 80.2 AC± | 1 TRACT | LYMAN CO, SD

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 9/25/25 **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** RAMKOTA PIERRE, 920 W SIOUX AVENUE, PIERRE, SD 57501

This 80.2-acre property is located just north of Presho, South Dakota, in an area well known for incredible bird hunting. The property consists of native prairie pasture and row crops. This mix of outstanding habitat, brood cover, and a food source makes the property ideal for holding pheasants and grouse. This area is also known to produce trophy-class whitetail bucks and pronghorn. Soils CPI - 43.76. 38 acres tillable and 42 acres grass habitat

### 80.2-Acre Hunting & Ag Property - Just North of Presho, SD

- **Total Acres:** 80.2± acres
- **Location:** North of Presho, South Dakota - in a region renowned for exceptional bird hunting
- **Land Composition:**
  - Native prairie pasture
  - Row crop ground
- **Habitat Highlights:**
  - Excellent mix of native grassland, brood cover, and food sources
  - Ideal environment to hold pheasants and grouse
- **Big Game Potential:**
  - Area known for producing trophy-class whitetail bucks
  - Pronghorn are commonly seen in the region
- **Versatile Use:**
  - Suited for both agricultural production and recreational hunting
- **Investment Appeal:**
  - Strong combination of income potential and wildlife habitat



**Deeded Acres:** 80.2± acres  
**Soil Types:** Opal-Sansarc clays, Opal clay, Promise clay,  
**Soil PI/NCCPI/CSR2:** 44.04 CPI  
**CRP Acres/Payment:** NO CRP  
**Taxes:** TBD  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey Needed?:** No survey needed  
**Brief Legal:** 80± acres located W ½ SE ¼ S28 T107N R77W Lyman Co SD  
**PIDs:** 5753  
**Lat/Lon:** 44.03921, -100.07365  
**Zip Code:** 57568

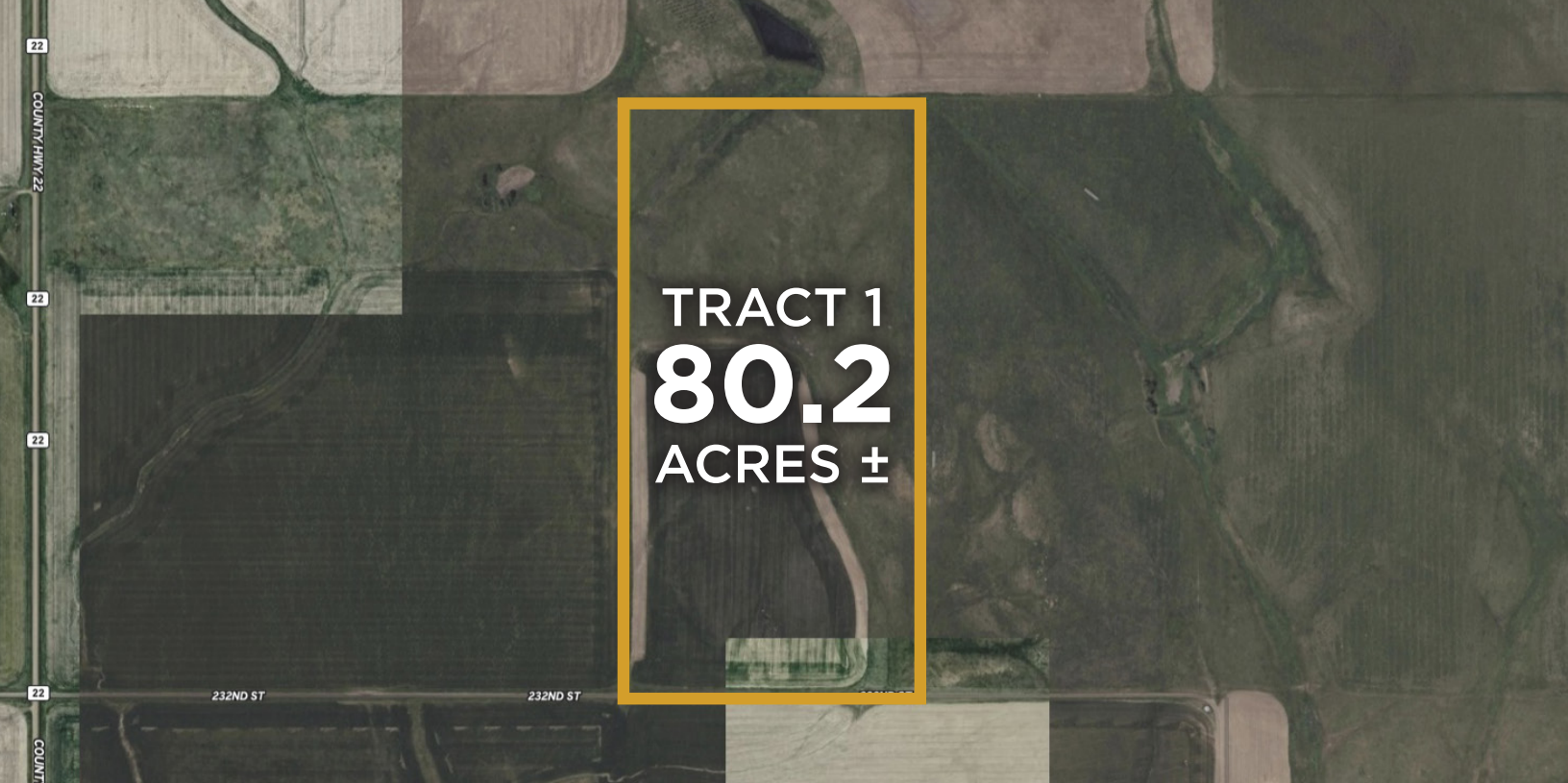


**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ben Doty, Whitetail Properties Agent/Land Specialist, 920.369.6869



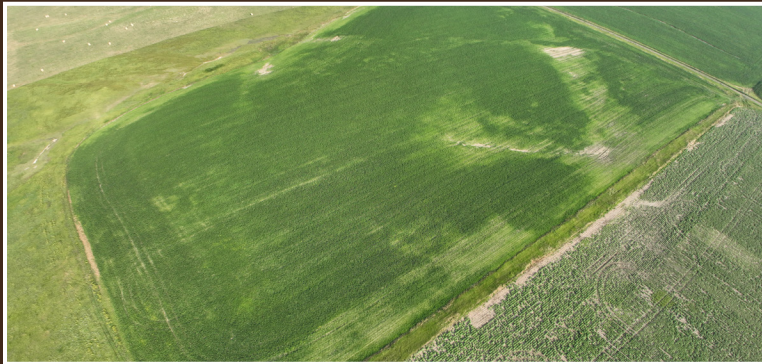


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