

GRAZING LAND FOR SALE

2875/ACRE

🌿 1,769 Acres of Grazing Land on the Missouri River 🌊

Here's your chance to own 1,769 acres of prime grazing land with breathtaking views of the Missouri River. This property is set up for both productivity and recreation.

💧 Water & Infrastructure

The land features 1 artesian well and 12 tire tank locations supplied by Tripp County Rural Water hydrants—making livestock management smooth and reliable.

🐄 Cattle Capacity

This ranch will comfortably run about 175 cow/calf pairs for 5 months. Multiple fenced pastures are already in place, allowing for efficient rotational grazing.

🦌 Recreation

Beyond ranching, the property offers excellent mule deer and whitetail deer hunting, making it a true sportsman's paradise.

If you've been waiting for the perfect blend of ranching opportunity and recreational enjoyment, this is it. Don't let this one get away!



✓ 1769 Acres of Grazing Land

✓ 12 Tire Tanks + 1 Artesian Well

✓ Along the Missouri River

✓ Fenced for Rotation Grazing

shippyrealty.com

**SHIPPY
REALTY
& AUCTION**



605-842-3212



EQUAL HOUSING
OPPORTUNITY



MULTIPLE LISTING SERVICE

MLS

Phone

605-842-3212



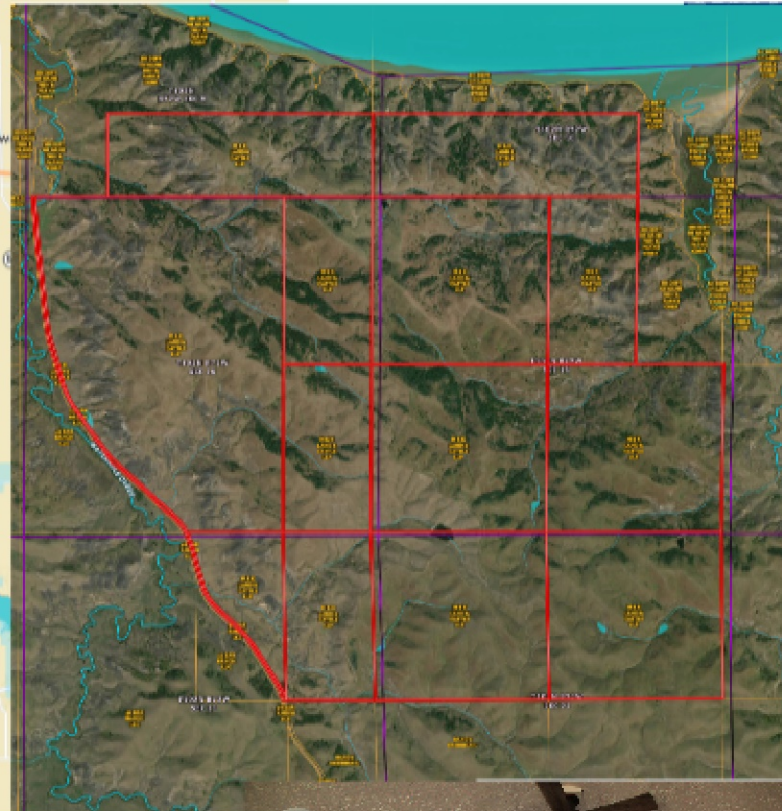
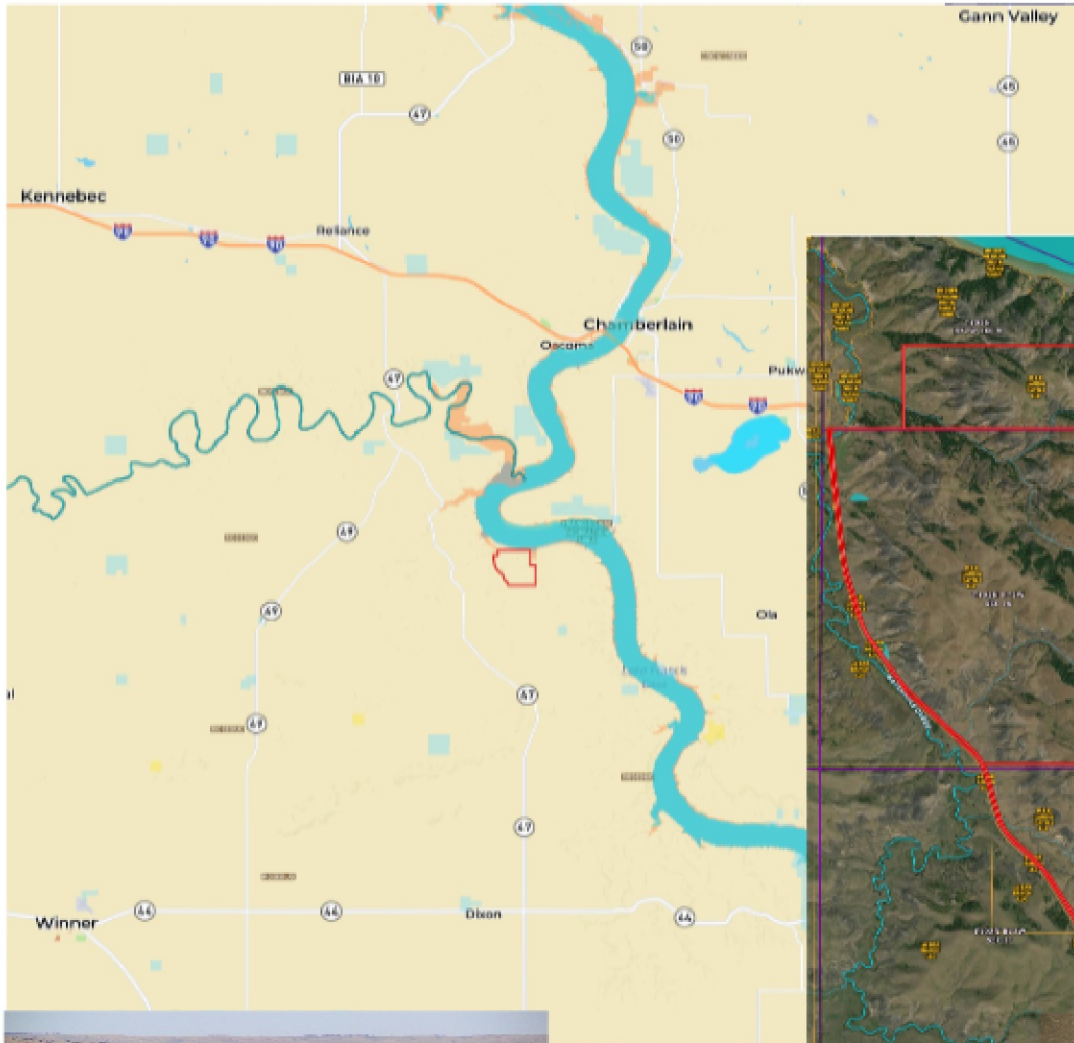
Address

349 E 2nd Street, Winner, SD



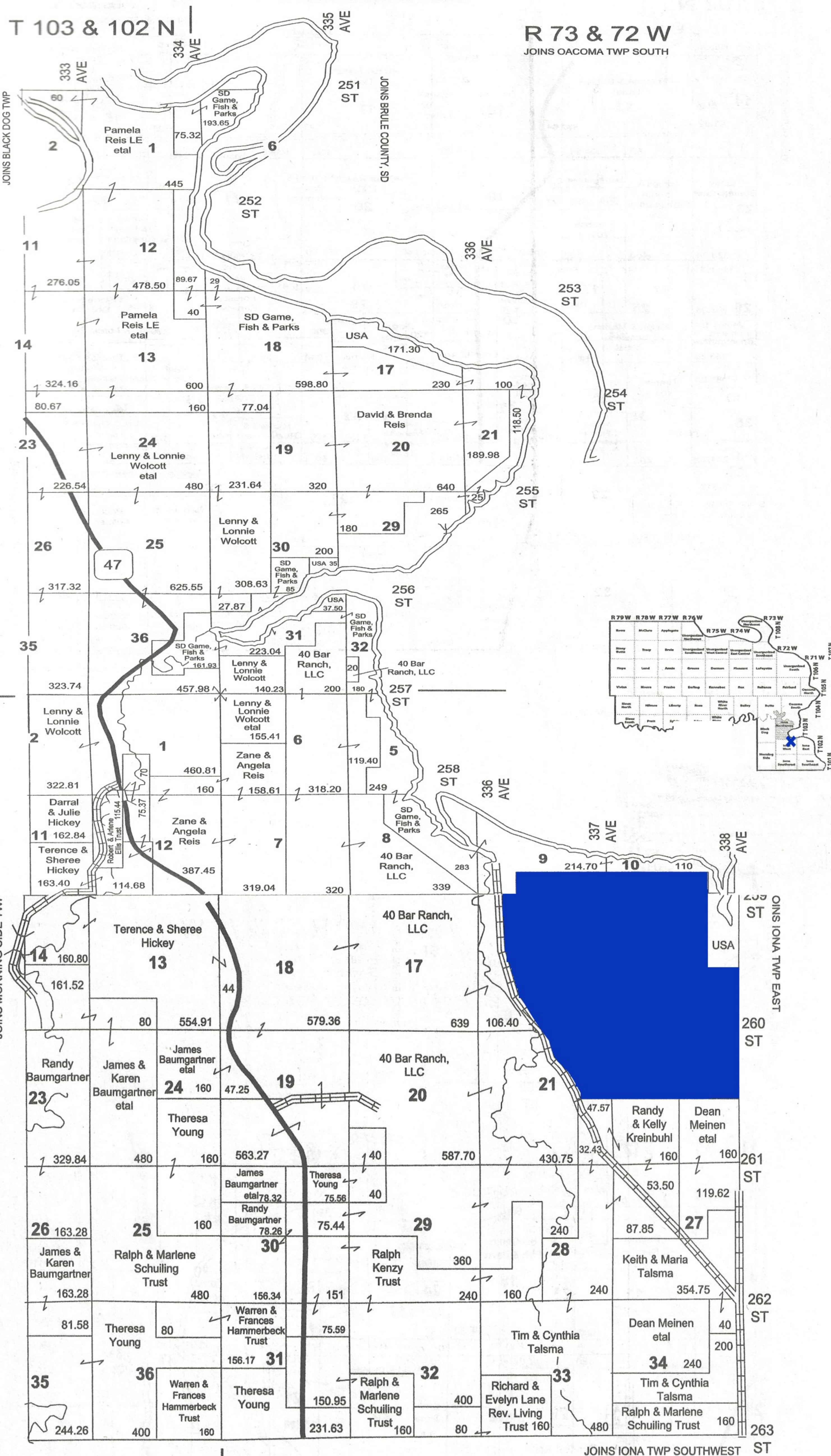
1769.5 (+/-) Acres, in Lyman Co, SD

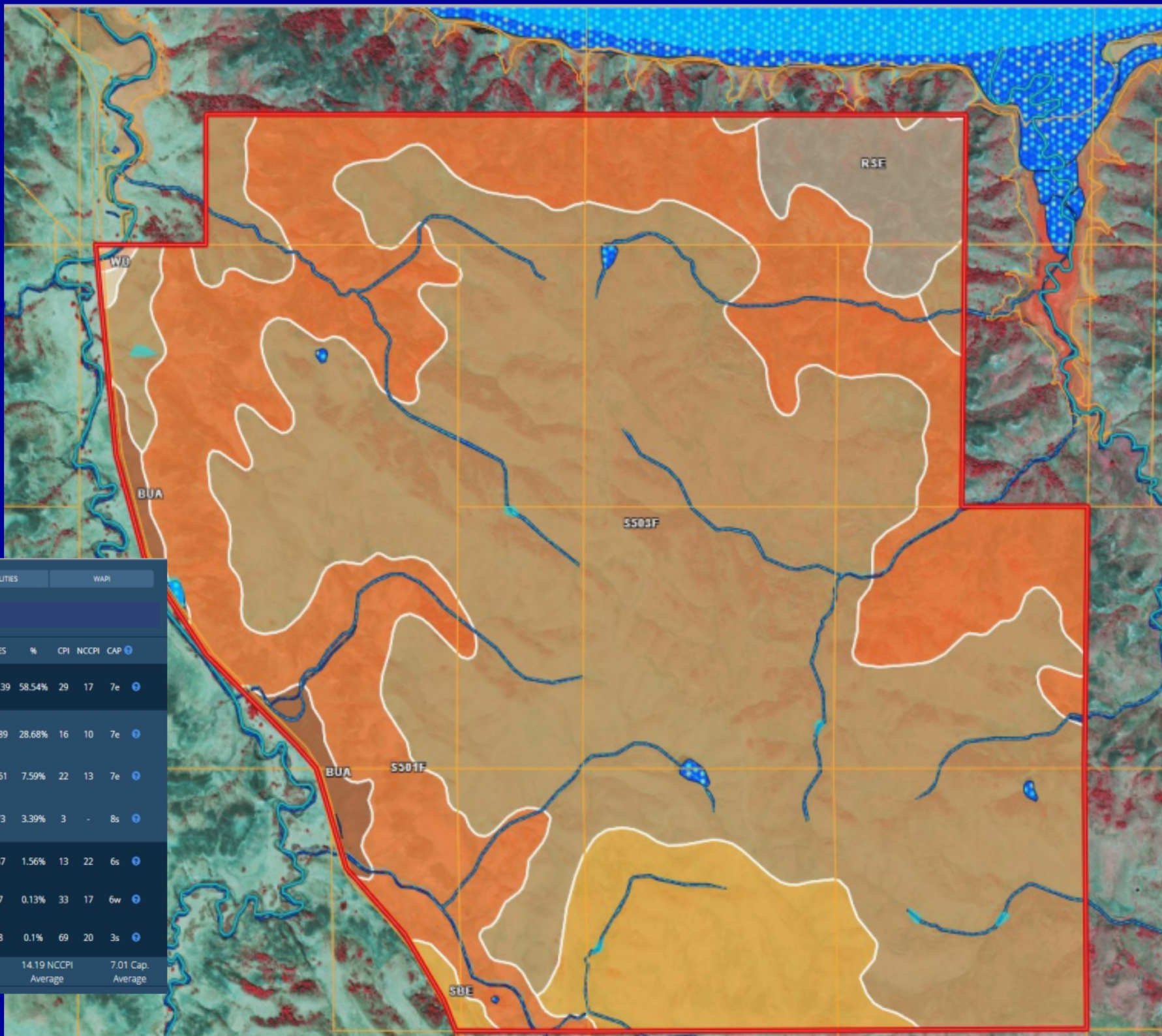
\$2950/Acre



1769.5 acres of grazing land along the Missouri River. 1 artesian well and 12 tire tank locations with Tripp County Rural Water hydrants. This property will run approximately 175 pairs of cattle for 5 months. Multiple fenced pastures with the property for rotation. Breath-taking views of the Missouri River. Great mule and whitetail deer hunting! Don't let this one get away.

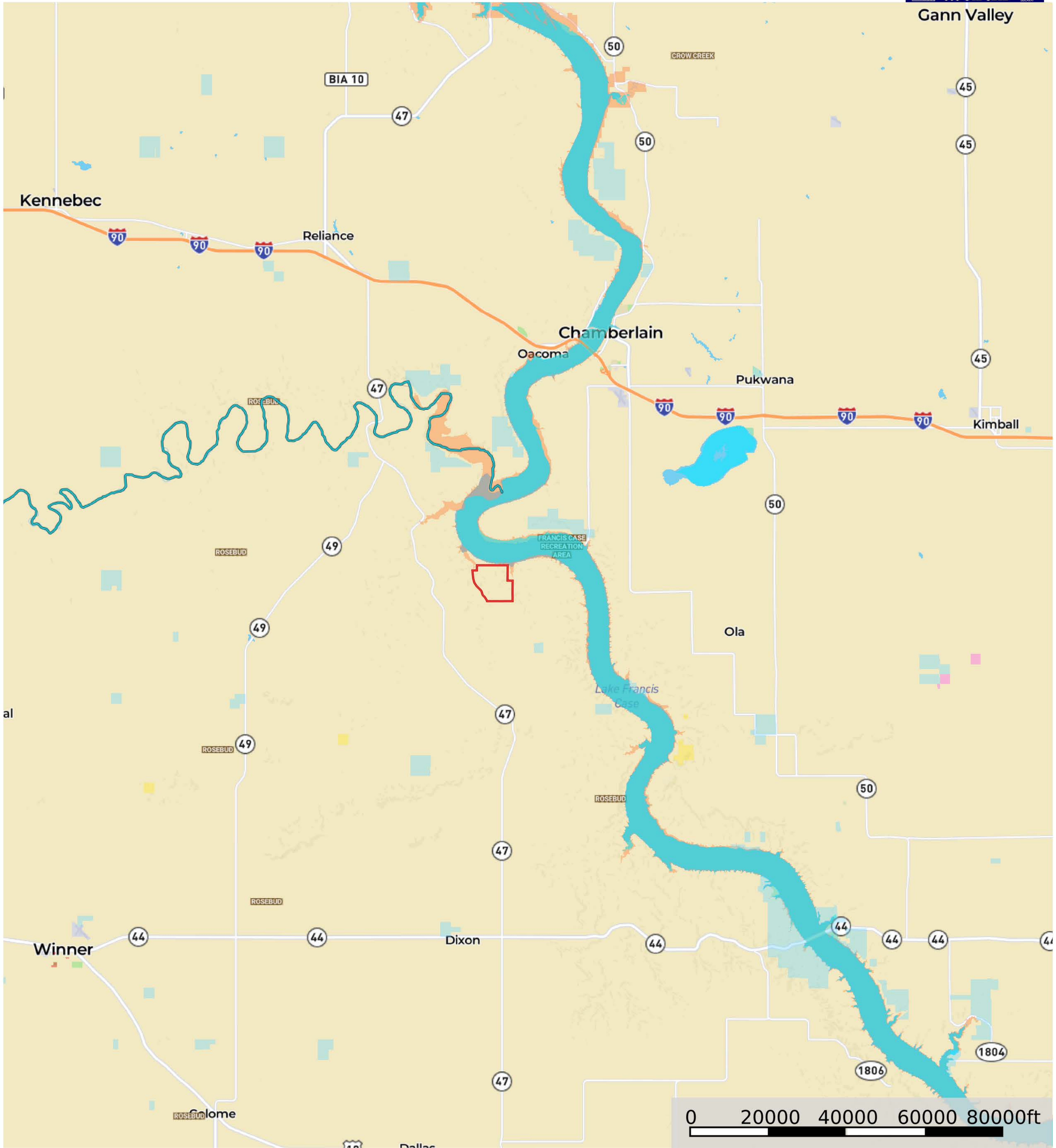
IONA TWP NORTHWEST





ACRES			CAPABILITIES			WIPI		
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP		
SS03F	Sansarc-Opal-Promise clays, 6 to 35 percent slopes	1030.39	58.54%	29	17	7e		
SS01F	Badland-Sansarc-Opal complex, 6 to 35 percent slopes	504.89	28.68%	16	10	7e		
SbE	Sansarc-Opal clays, 9 to 25 percent slopes	133.61	7.59%	22	13	7e		
RsE	Rock outcrop-Sansarc complex, 9 to 40 percent slopes	59.73	3.39%	3	-	8s		
BuA	Bullcreek clay, 0 to 6 percent slopes	27.47	1.56%	13	22	6s		
Wd	Wendte silty clay, channeled	2.27	0.13%	33	17	6w		
Pm	Promise clay, 0 to 3 percent slopes	1.78	0.1%	69	20	3s		
		23.65 CPI Average	14.19 NCCPI Average	7.01 Cap. Average				

Lyman County, SD Acreage
Lyman County, South Dakota, 1769.5 AC +/-



- Boundary

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

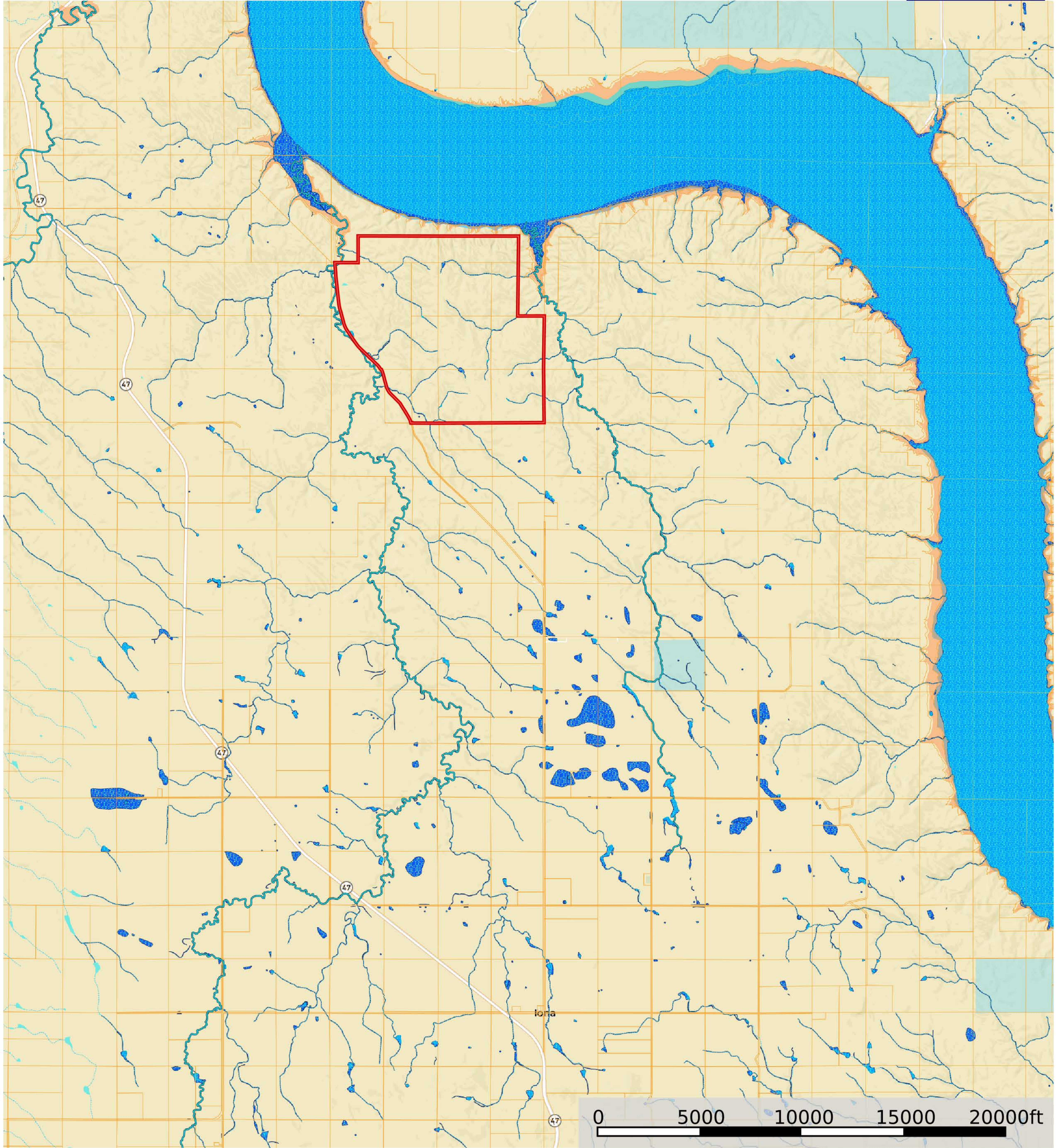
Wetlands

Riparian
- Stream, Intermittent

River/Creek

Water Body

Lyman County, SD Acreage
Lyman County, South Dakota, 1769.5 AC +/-



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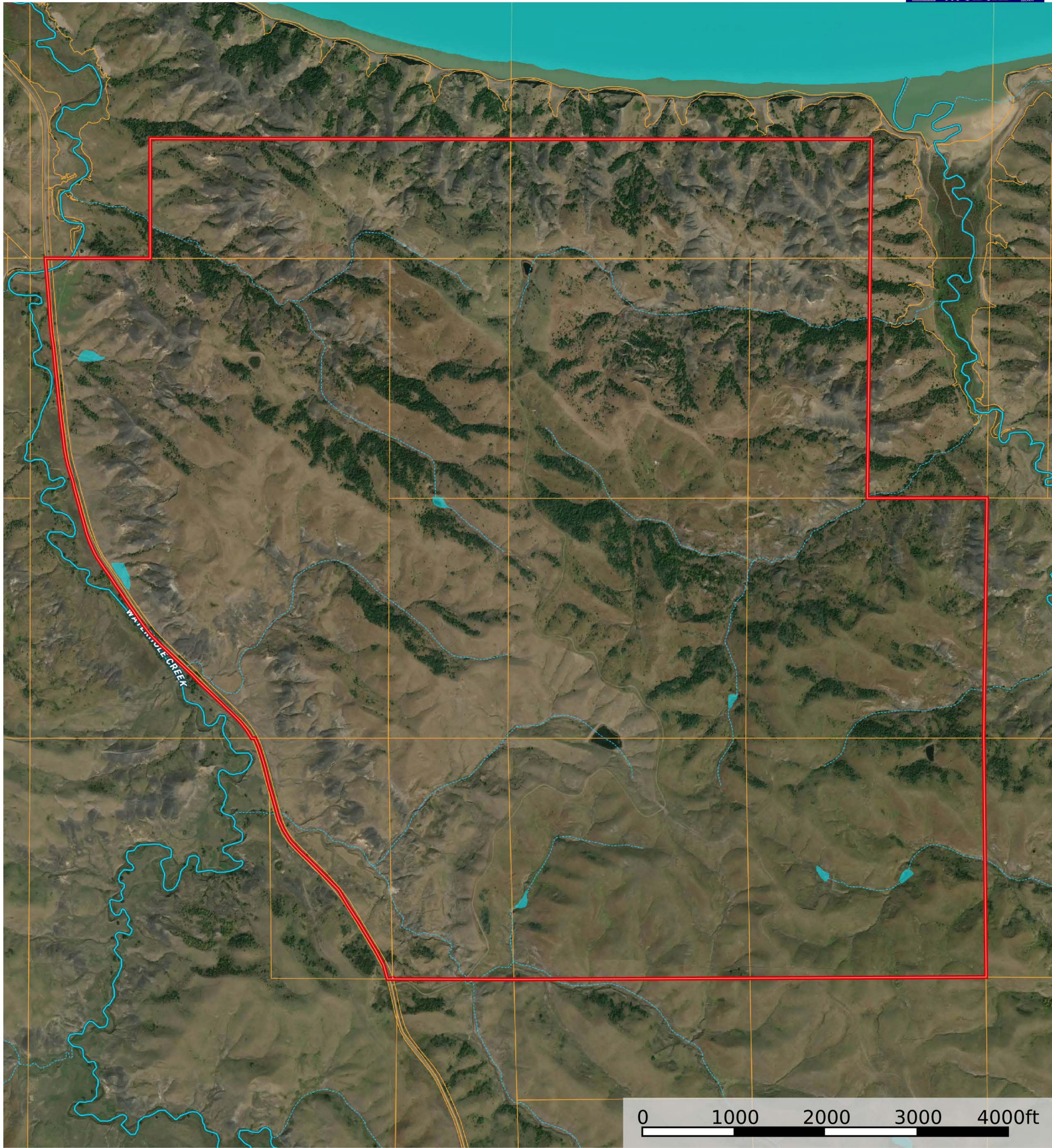
Wetlands

Riparian

Stream, Intermittent

River/Creek

Water Body



 Boundary

 Stream,
Intermittent

 River/Creek

 Water Body

Parcel	Legal	Acres
1	S2SE4; SE4SW4 of 9-102-72	120
2	S2SW4; SW4SE4 of 10-102-72	120
3	W2E2; W2 EAST OF HWY -HIWAY LOTS of 16-102-72	364.66
4	E2NE4 of 16-102-72	80
5	NW4 of 15-102-72	160
6	W2NE4 of 15-102-72	80
7	E2SE4 of 16-102-72	80
8	SW4 of 15-102-72	160
9	SE4 of 15-102-72	160
10	W2NE4; NE4NW4 E OF HIWAY -LOT H-1 of 21-102-72	44.84
11	E2NE4 of 21-102-72	80
12	NW4 of 22-102-72	160
13	NE4 of 22-102-72	160
		1769.5

