

FARM

RANCH

HUNT

INVEST



TALL TINESTM
TROPHY PROPERTIES

MCCOOK COUNTY, SOUTH DAKOTA

229 ± ACRES / EMERY, SD



Licensed in South Dakota, Nebraska, and Minnesota.



MCCOOK COUNTY, SD

\$895,000 | 229 ± ACRES

Positioned just minutes outside Emery with easy access off 258th Street, this 228.96-acre property offers a strong blend of productive land and recreational appeal. With 21.56 acres currently in alfalfa and a designated building site envelope, the land provides both income potential and space for future development. The property's mix of upland cover, cropland, and a southeastern pond creates dependable opportunities for whitetail, upland bird, and seasonal waterfowl hunting, supported by an 11-acre allotment for food plots and thick natural bedding areas.

The tract includes two stock dams, a shelter belt, three Redneck blinds, and nearby rural water and electricity. Of the total acres, 207.4 are enrolled in a long-term wetlands conservation easement, preserving wildlife habitat while allowing continued recreational use and ownership rights.



KEY FEATURES:

- Nearly 230 acres including alfalfa ground
- Excellent deer, bird, and waterfowl hunting
- Pond, stock dams, and shelter belt on-site
- 11 acres approved for food plots
- Strong bedding cover and surrounding cropland
- Three blinds included
- Rural utilities close
- WRP easement supporting long-term habitat





INVESTMENT POTENTIAL

This property presents a balanced investment opportunity, combining dependable wildlife habitat with practical land features. The food plot allotment, alfalfa, thick cover, and surrounding cropland bring excellent whitetail, bird, and waterfowl activity, while stock dams, a shelter belt, and included blinds support year-round use. Rental income, a building envelope, and easy access to water and electricity add measurable value. With WRP protection ensuring long-term conservation, McCook County 228 stands as a reliable and rewarding land investment.

“A rare chance to own land that blends steady income, strong habitat, and long-term protection—an investment you can feel confident in for years to come.”

RECREATIONAL PURSUITS

- Upland bird, whitetail, and seasonal waterfowl hunting
- Strong deer activity supported by food plots and cover
- Two stock dams and a pond for added wildlife use
- Shelter belt creating natural protection and habitat
- Scenic land surrounded by cropland for a quiet outdoor getaway
- Three hunting blinds included and ready for use





PROPERTY MAP



NEARBY ATTRACTIONS



MITCHELL, SD
26 miles



EMERY, SD
6 miles



LAKE VERMILLION
25 miles





LET'S TALK LAND



+1 605-214-2273

jamie.nielson@talltinesproperties.com

www.talltinesproperties.com



 @talltinesrophyproperties

1109 S. Tayberry Ave. Sioux Falls, SD 57106



Licensed in South Dakota, Nebraska, and Minnesota.

MEET THE TEAM



MARK SCHWEIGERT
Land Broker



JAMIE NIELSON
Land Specialist



NICK STOUT
Land Specialist



JON BISBEE
Land Specialist



JAYDEN EVERSON
Land Specialist



JACK OBERG
Land Specialist



CHANCE WATSON
Land Specialist