

160 Acre Shadehill Reservoir Cropland/Hunting Land



This seldom found tract of farmland is surrounded by thousands of acres of Grand River National Grasslands and Bureau of Reclamation Shadehill Reservoir shoreline land. This rare gem of cropland for sale offers endless development possibilities to attract a variety of wildlife which inhabit the vicinity including pheasants, upland birds, Canadian geese, white-tail and mule deer, antelope and a variety of predators like coyote, fox, and even bobcat. Since nearly all of the acreage is tilled cropland, the new owner can arrange with current owner to develop whatever type and extent of game cover that is desired. At one time a large portion of this land was irrigated by water pumped from Shadehill Reservoir located a short distance north of the property. There is still an underground irrigation pivot point located on the northeast corner of this tract. Access to the property is good only four miles west of SD Hwy. 73 on maintained South Cabin Site Road through the Grand River National Grasslands with the last 1/2 mile by a less maintained two-track trail. There is power obtainable to a variety of possible sites for a residence from a nearby transmission line. **\$160,000**

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