



Rare opportunity to own an established and successful pheasant hatchery in South Dakota, the pheasant capital of the world. 25 plus years in business, good income from this outdoor business venture. Owners health is forcing him to sell. Property has a man made fish pond/hatchery for additional development potential. Turn key operation with all equipment and tools to run the business. Located on 29 acres in east central South Dakota. Has established client list and is selling an average of over 26,000 pheasants per year. Includes almost 370,000 sq ft or 8.7 acres of covered flyways and pens. Support buildings include: office building, dog kennels, bird sheds, barn, storage shed and much more. One tractor and attachments also go with. There is a modular 4 plus bedroom home with finished basement, attached garage and screenroom along with an above ground swimming pool. All this for only \$750,000 and owner will finance a qualified buyer with 33% down payment. Hurry on this one and reap the profits for the 2011 season. Established kennel operation with over 25 years of selling registered Labrador retrievers is included. Dog, bird and feed inventory is separate depending on date of sale. **\$750,000**

Al Engstrom, Broker

Troy Engstrom, Broker Associate
Dakota Properties

Office: 605-882-2533 Cell: 605-881-3298

PO Box 1391, Watertown, SD 57201

Website: www.DakotaProperties.com

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