

# LAND FOR SALE

190.79 +/- ACRES | GREGORY COUNTY, SD

OFFERED AT **\$1,050,000**

## PROPERTY DESCRIPTION:

THIS 190.79± ACRE PROPERTY OFFERS A RARE COMBINATION OF SCENIC BEAUTY, OUTDOOR RECREATION, AND PRODUCTIVE LAND. JUST MINUTES FROM LAKE FRANCIS CASE AND FORT RANDALL DAM, IT PROVIDES EASY ACCESS TO BOATING, FISHING, SKIING, AND MULTIPLE BOAT DOCKS. ROLLING HILLS, MATURE TIMBER, COVERED DRAWS, AND RANDALL CREEK WINDING THROUGH THE LOWER PORTION CREATE A DIVERSE LANDSCAPE AND AN EXCELLENT HABITAT FOR DEER AND OTHER GAME, MAKING IT A STRONG HUNTING PROPERTY. SEVERAL ELEVATED BUILDING SITES PROVIDE STUNNING VIEWS FOR A CABIN OR RURAL HOME, AND 70.6± ACRES OF HAY CROPLAND, CROSS-FENCED PASTURE, AND STOCK TANKS SUPPLIED BY RURAL WATER OFFER OPPORTUNITIES FOR LIVESTOCK OR HORSES. RECENT CEDAR TREE REMOVAL HAS IMPROVED GRAZING EFFICIENCY.

THIS TRACT IS PART OF A 446± ACRE OFFERING AND MAY BE PURCHASED INDIVIDUALLY, IN COMBINATION WITH OTHER TRACTS, OR AS THE ENTIRE UNIT. AVAILABLE FOR THE 2027 PASTURE AND HUNTING SEASONS.

## PROPERTY LOCATION:

FROM THE INTERSECTION OF US HIGHWAY 18 AND COUNTY ROAD 56, GO SOUTH ON COUNTY ROAD 56 APPROXIMATELY 1½ MILES TO THE PROPERTY.

## IMPROVEMENTS:

2-TIRE STOCK TANKS SUPPLIED BY RURAL WATER (INSTALLED IN 2025); FENCING; CEDAR TREE REMOVAL

**2025 TAXES:** \$990

**KYLE CONNOT**  
LAND SPECIALIST  
**(402) 340-0493**

Licensed in  
Nebraska & South Dakota



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