

LAND FOR SALE

193.04 +/- ACRES | GREGORY COUNTY, SD



OFFERED AT **\$1,060,000**

PROPERTY DESCRIPTION:

THIS 193.04± ACRE TRACT OFFERS AN IDEAL MIX OF HUNTING GROUND, PASTURE, AND BUILDING-SITE POTENTIAL JUST MINUTES FROM LAKE FRANCIS CASE AND FORT RANDALL DAM. THE ROLLING HILLS, MATURE TIMBER, AND A TRIBUTARY OF RANDALL CREEK CREATE EXCELLENT HABITAT FOR DEER, TURKEY, AND UPLAND GAME. LIKE-NEW FENCING AND RELIABLE RURAL WATER WITH MULTIPLE STOCK TANKS MAKE THE PROPERTY READY TO RUN LIVESTOCK, WITH CONVENIENT ACCESS TO LOCAL SALE BARNs AND MARKETS. WHETHER YOU'RE LOOKING FOR A MANAGEABLE RECREATIONAL TRACT, A CATTLE PASTURE, OR A FUTURE CABIN OR RURAL HOME NEAR BOATING, FISHING, AND OUTDOOR ACTIVITIES, THIS PROPERTY OFFERS OUTSTANDING VERSATILITY IN A PRIME LOCATION.

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: \$579.78

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

Licensed in _____
Nebraska & South Dakota



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