

LAND FOR SALE

62.23 +/- ACRES | GREGORY COUNTY, SD

OFFERED AT **\$350,000**

PROPERTY DESCRIPTION:

THIS 62.23 +/- ACRE PROPERTY OFFERS A MANAGEABLE HUNTING AND RECREATIONAL TRACT JUST MINUTES FROM LAKE FRANCIS CASE, AND ACCESS TO MULTIPLE BOAT DOCKS FOR FISHING, BOATING, AND WATER SPORTS. THE ROLLING HILLS, OPEN PASTURE, AND WOODED DRAWS CREATE EXCELLENT HABITAT FOR DEER, TURKEY, AND UPLAND BIRDS. A FORMER HOMESITE PROVIDES A GREAT LOCATION FOR A CABIN OR RURAL HOME, AND RECENT CEDAR TREE REMOVAL WITH LIKE-NEW PERIMETER FENCING ENHANCES ACCESSIBILITY. IN ADDITION TO ITS RECREATIONAL APPEAL, THE PROPERTY OFFERS SOLID PASTURE AND RANCHING POTENTIAL WITH DEPENDABLE WATER SOURCES, INCLUDING AN ARTESIAN WELL WITH TANK AND A LIKE-NEW TIRE TANK SUPPLIED BY RURAL WATER.

THIS TRACT IS PART OF A 446 +/- ACRE PROPERTY 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:

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

2025 TAXES: \$181.44

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493

Licensed in _____
Nebraska & South Dakota



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