

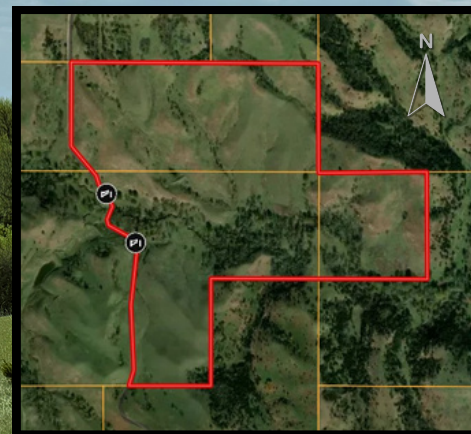
LAND FOR SALE



OFFERED AT
\$1,219,000

230± ACRES | GREGORY COUNTY, SD

Premier Recreational, Grazing, & Hunting Property



PROPERTY HIGHLIGHTS:

- ✓ Approximately 5 miles to Lake Francis Case recreation on the Missouri River
- ✓ 230± acres of scenic rolling hills and mature timber
- ✓ Ideal for hunting, grazing, recreation, or future getaway
- ✓ Randall Creek & spring-fed pond provide water sources for wildlife & livestock
- ✓ Diverse habitat featuring hardwood draws and natural cover
- ✓ Excellent habitat for deer, turkey, and upland game, with some elk activity
- ✓ Productive pasture with good fencing and grazing potential
- ✓ Easy-to-navigate terrain with privacy and seclusion

PROPERTY DESCRIPTION:

Discover 230± acres of rolling hills, mature hardwood timber, productive pasture, and a spring-fed pond in Gregory County. Located just minutes from Fort Randall Dam and Lake Francis Case, this property offers an exceptional mix of recreation, grazing, and investment appeal.

The scenic landscape features timbered draws, open grassland, panoramic views, and easy terrain, providing both privacy and functionality. Randall Creek winds through portions of the property, while a spring-fed pond supports wildlife and livestock and adds to the property's natural beauty.

Outdoor enthusiasts will appreciate the excellent habitat for deer, turkey, and upland game with some elk activity. Whether hunting, trail riding, hiking, or simply enjoying the outdoors, this property is built for year-round enjoyment.

With productive grass, good fencing, and solid carrying capacity, the property is equally suited for livestock use. Plus, Lake Francis Case is only about 5 miles away, offering quick access to boating, fishing, and Missouri River recreation.

PROPERTY LOCATION:

From the intersection of US Highway 18 and Elk Drive, go south on Elk Drive approximately 1 mile to the northwest corner of the property.

PARTIAL LEGAL DESCRIPTION:

East part of SEC 20-95-66 S2S2, consisting of approximately 88± acres; SEC 28-95-66 NW4NW4; and east part of SEC 29-95-66 NE4NE4; W2NE4; NW4 consisting of approximately 102± acres. *Final legal description, acreage, and property boundaries to be determined by survey and confirmed by the title company prior to closing.*

ESTIMATED PROPERTY TAXES:
\$746.16



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