

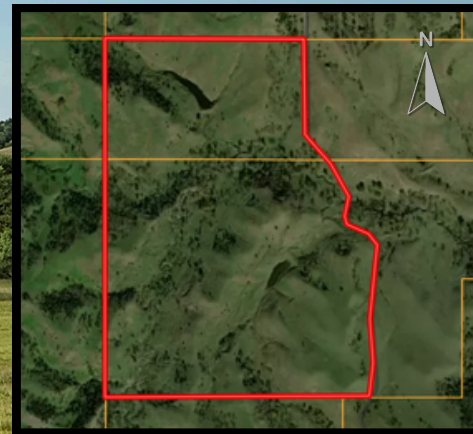
LAND FOR SALE



250± ACRES | GREGORY COUNTY, SD

OFFERED AT
\$1,325,000

Premier Recreational, Grazing, & Hunting Property



PROPERTY HIGHLIGHTS:

- ✓ Approximately 5 miles to Lake Francis Case recreation on the Missouri River
- ✓ 250± acres of scenic rolling hills and mature timber
- ✓ Ideal for hunting, grazing, recreation, or future getaway
- ✓ Two ponds and Randall Creek 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:

This 250± acre Gregory County property offers a versatile combination of productive pasture, excellent wildlife habitat, and recreational appeal. Rolling hills, mature hardwood timber, open grassland, Randall Creek, and two ponds create a diverse landscape with quality habitat for deer, turkey, upland game, and some elk activity. Productive grass, fencing, and natural water sources provide a solid setup for livestock and grazing. Outdoor enthusiasts will appreciate the opportunities for hunting, hiking, trail riding, wildlife watching, and enjoying the privacy of the property. Fort Randall Dam and Lake Francis Case on the Missouri River are only about 5 miles away, providing outstanding access to boating, fishing, skiing, and other water recreation. Whether you're looking for a hunting property, grazing tract, recreational getaway, or long-term investment, this property offers a well-rounded opportunity.

PROPERTY LOCATION:

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

PARTIAL LEGAL DESCRIPTION:

West part of SEC 20-95-66 S2S2, consisting of approximately 72± acres and the west part of SEC 29-95-66 NE4NE4; W2NE4; NW4 consisting of approximately 178± 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:
\$736.80



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