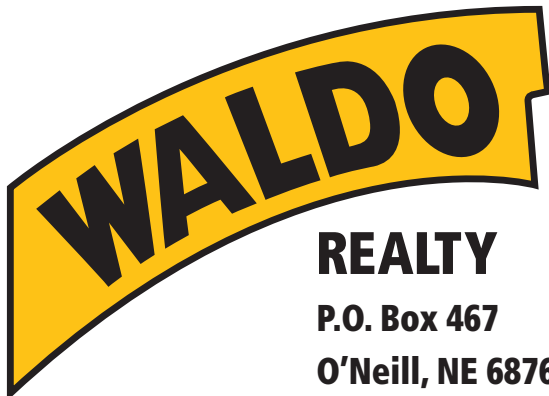




**FOR SALE**

**264.93 +/- Acres**

**Gregory County, South Dakota**



**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

**Contact Waldo Realty for further  
information on this property.**

**402.336.4110**

**[www.waldorealty.net](http://www.waldorealty.net)**

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

**DEEDED ACRES:** 264.93 +/- Acres

**PROPERTY LOCATION:** From St. Charles, South Dakota, 3 miles North, 2 miles East and 3.5 miles North on the WWC County road to the subject property.

**LEGAL DESCRIPTION:** A plat of lots A & B of R.W. Galyen's 2nd Addition, Lot A being in Government Lots 1, 2 & 3 and the SW1/4 NE1/4 Section 1, Township 96N, Range 70; Lot B being in Section 36, Township 97N, Range 70 All West of the 5th P.M., Gregory County, South Dakota.

**PROPERTY DESCRIPTION:** The location of this property is within the West Missouri River breaks and consists of deep accessible draws filled with deciduous trees, thickets and shrubbery giving tremendous Deer & Turkey habitat along with highly productive grass for livestock grazing. This property along with the adjacent ranches has been professionally outfitted for decades and harvesting ONLY trophy Whitetail and Mule Deer. You should expect a memorable hunt annually.

**ACCESS & UTILITIES:** Access is provided by WWC County maintained road within the most Southerly boundary. There is a water pipeline system and electricity bisecting the property, making it very conducive for a cabin or hunting lodge. The problem would be where one should build to capture the most beauty.

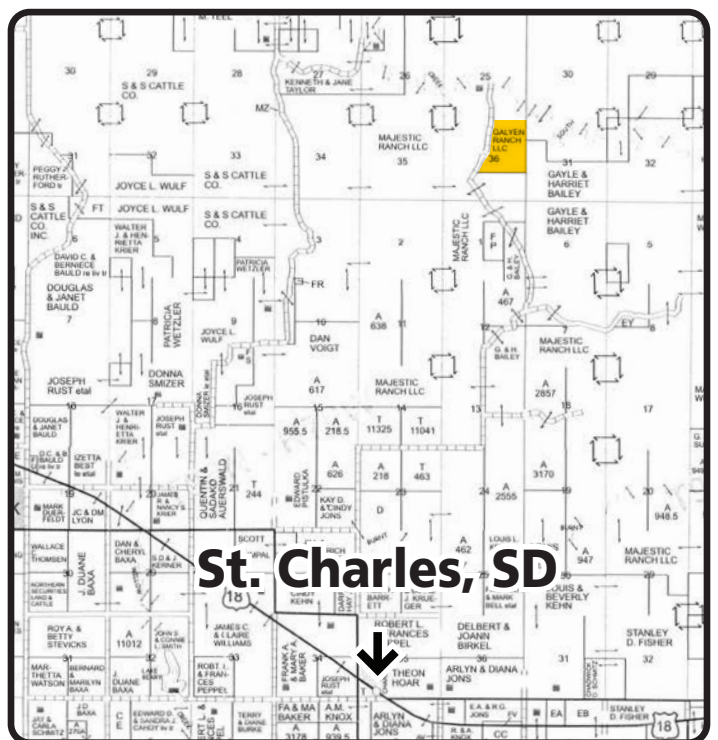
**TOPOGRAPHY:** The wide but deep draws allow exceptional ridge hunting with sun exposed hillsides both dawn and dusk. It's also very accessible by all-terrain and full sized vehicles throughout with fantastic winter protection for all sorts of wildlife throughout the seasons. (It is simply beautiful!!)

**LIVESTOCK CARRING CAPACITY:**  
40 C/C pair for 5 month grazing season.

**REAL ESTATE TAXES:** \$730.10

**PRICE & TERMS:** \$928,000.00 Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





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