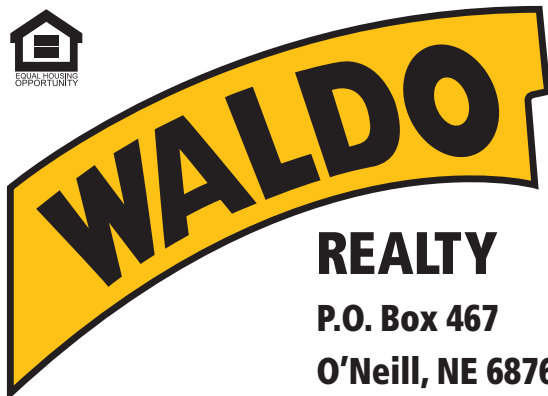




**FOR SALE**

**433.4 +/- 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)**

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**DEEDED ACRES:** 433.4 +/- Acres

**PROPERTY LOCATION:** From Dixon, SD, 2 miles West on Hwy 44 then 6.5 miles North on 333rd Ave to the subject property, or 17 miles North of Dallas, SD.

**LEGAL DESCRIPTION:** NE1/4 SW1/4; NW1/4 SE1/4; Lots 1-4 including S1/2 N1/2; W1/2 SW1/4 Section 8; NW1/4 NW1/4 Section 17 Lying East of County Road (333 rd Ave), All in Township 100N, Range 73 West of the 6 th P.M., Gregory, South Dakota.

**PROPERTY DESCRIPTION:** This property offers exceptional Deer, Grouse and Turkey hunting with beautiful oak tree filled draws and upland native grassland with rock outcroppings and multiple ponds. A submersible well is an added amenity for livestock watering and a potential cabin site. The topography lends to beautiful panoramic views from the top of the flat top buttes. A must see to appreciate!

**CURRENT LEASE:** The property is currently leased through the last day of February 2024.  
(Call for details)

**REAL ESTATE TAXES:** \$3163.82

**PRICE & TERMS:** \$1,213,520.00 Cash.

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

Boundry lines are for visual aid only.

