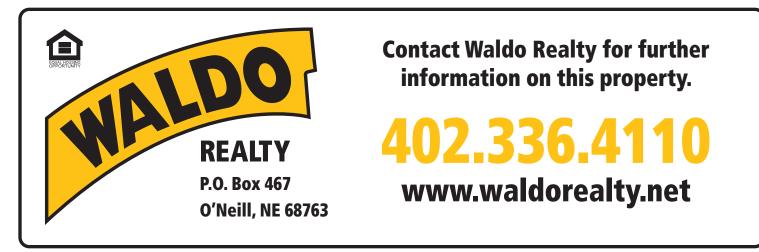


## **433.4 +/- Acres** Gregory County, South Dakota



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

## **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.



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1	JOE S. HARM	ACEK	C.B.F. T	RUST	MARION PEAR- SON	ELAINE KUNZE	A JANET WIED- MANN		PASTIAN POOLEY	CLUNDBERIG VLL NELSON	B B DAVID & R CHOCHOL	OXANNE	RONALD SHAFFER	

Boundry lines are for visual aid only



