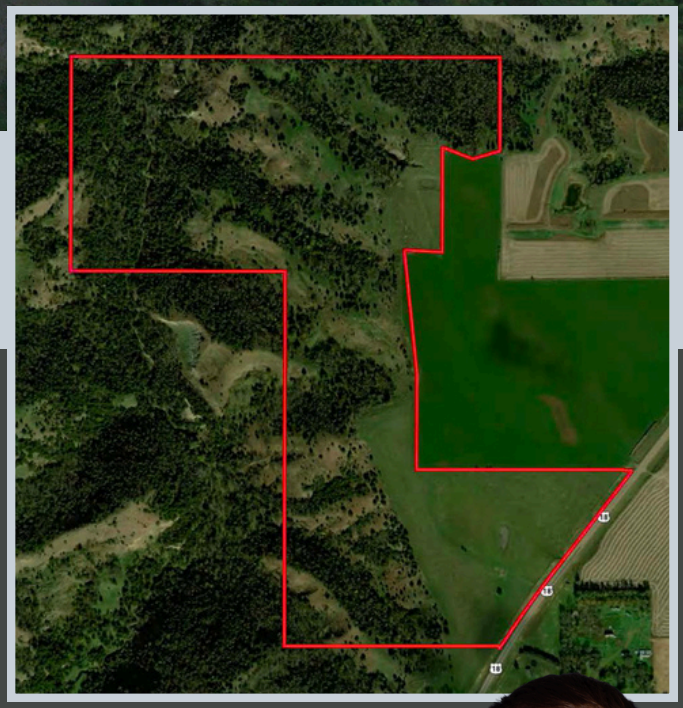
137± ACRES FOR SALE
GREGORY COUNTY, SOUTH DAKOTA



ASKING PRICE
$687,050



Located approximately 9.5 miles west of Fairfax, South Dakota, this 137+/- acre tract offers an excellent opportunity to own a versatile piece of grassland and recreational property in Gregory County. The property features a combination of open, level grassland and established tree cover, creating a diverse landscape with both usable acreage and natural habitat. Situated just south of the Missouri River and with a portion of the property extending along Highway 18, the property offers convenient access while maintaining the privacy and rural character sought after in a recreational property. Gregory County is recognized for its combination of productive grassland, wooded areas, rolling terrain, and abundant outdoor recreation, with the nearby Missouri River and Lake Francis Case providing opportunities for boating, fishing, hunting, and other year-round activities. The property's mix of open ground and mature trees provides potential for grazing, hunting, wildlife habitat, or simply enjoying a private piece of South Dakota countryside. With no current lease in place, the new owner will have flexibility in determining the property's future use. Whether you're looking for additional grazing acreage, a recreational property, a hunting tract, or a long-term land investment, this 137+/- acre property offers an attractive combination of location, accessibility, and versatility in Gregory County.

JEFF MOON, ALC

FARM & RANCH SPECIALIST | HOLDREGE, NEBRASKA
JEFF.MOON@AGWESTLAND.COM
(308) 627-2630



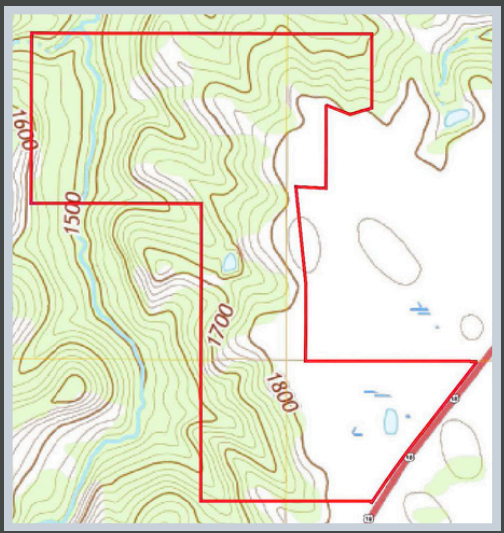
SCAN QR TO LEARN MORE

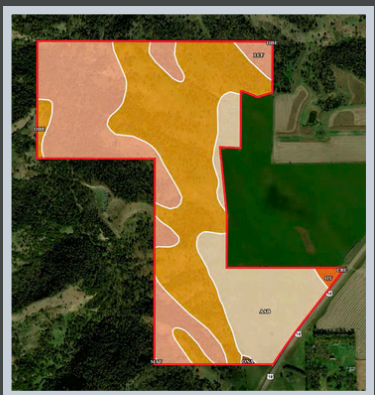
GRAZING | HUNTING | WILDLIFE HABITAT | RECREATIONAL

LEGAL DESCRIPTION

S1/2 of NW1/4 Less Lot 1; E1/2 of SW1/4 Less .86 Ac Hwy & Lots 2 & 7 and Less S1/2 of S1/2 of SE1/4 of SW1/4 Lying W of Hwy; Lot 4 in SE1/4, Section 24, T95N, R67W in Gregory County, South Dakota

PROPERTY TAXES (2025) $671.82





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OkE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	62.61	45.39	14	11	7e
LoF	Labu-Samsarc silty clays, 9 to 35 percent slopes	45.14	32.62	33	28	6e
AaB	Agar silt loam, 3 to 6 percent slopes	29.08	21.01	84	59	2e
Ot	Onita silt loam, moist	0.99	0.72	95	60	2c
OnA	Onita silt loam, 0 to 2 percent slopes	0.27	0.2	94	60	2c
MaF	Marlaville loam, 15 to 40 percent slopes	0.06	0.04	4	6	7e
OrC	Coly silt loam, 6 to 9 percent slopes	0.04	0.03	49	56	4e
TOTALS		138.3 (K*)	100%	35.65	28.44	5.58



From Fairfax, SD, head south out of town on County Road 65 to Highway 18. Head east on the highway approximately 9.5 miles; there is entry to the land along the west side of the highway.

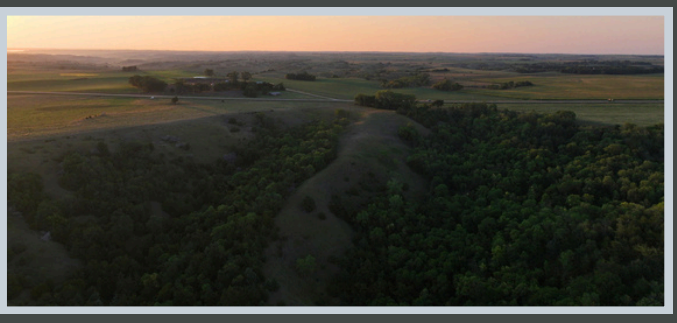


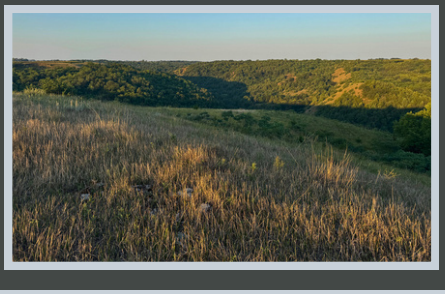


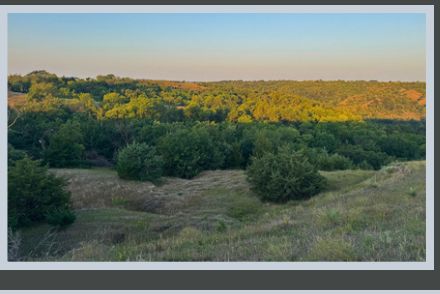


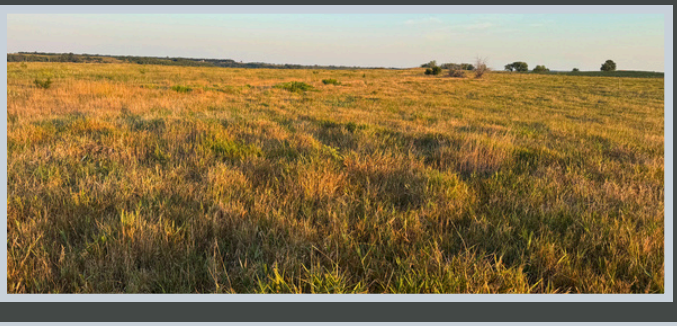












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