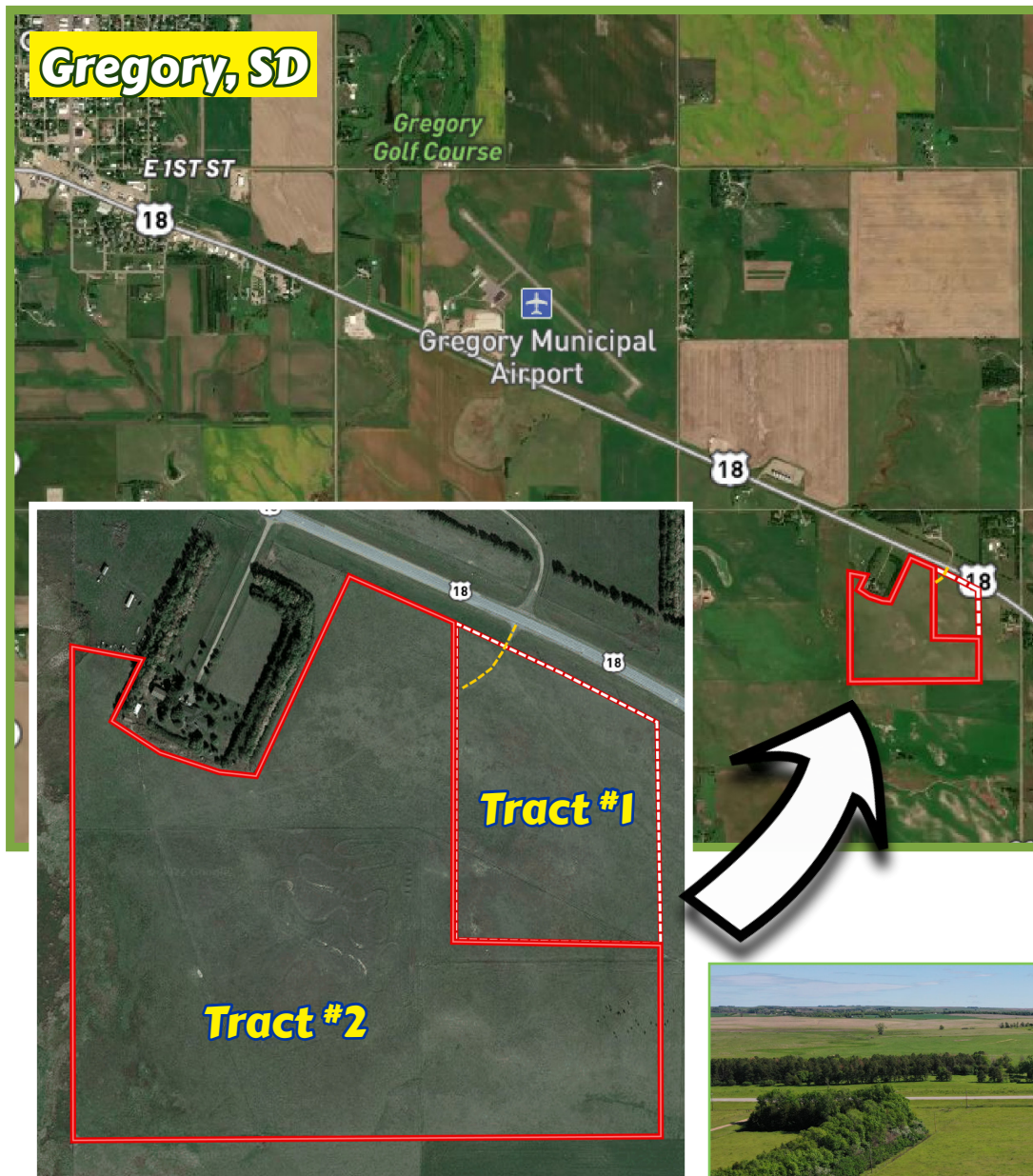


# 2 Tracts FOR SALE

Gregory County, South Dakota

*Take Notice!!! These lots would be perfect to build your New Home or Shop on!!*



The Seller shall be responsible for installing a 4 wire fence on the eastern borders of both Tracts 1 & 2. Any other fencing is the responsibility of the new owners of each Tract. The Listing Agent is the Owner of this property.

**Take a look at this rare opportunity to purchase an acreage in Gregory County, South Dakota.** Both tracts share Hwy. 18 access and provide potential home building sites. Tripp County Rural Water runs on the north side of the property or there is the option of drilling your own private well. Rosebud Electric Power and Goldenwest Internet are also readily available. The town of Gregory is a small yet expanding community. A new Hospital/Nursing home is under construction. Airport access for private use is close by and 2 Missouri River recreational areas are a short 30 minute scenic drive through the river hills. Along with a 9 hole golf course, there are also several successful hunting lodges in Gregory county that offer pheasant, turkey, and deer hunts. **If you want to come take a look please contact Listing Agent Beth Eliason!!!**

## Tract #1 14+/- Acres

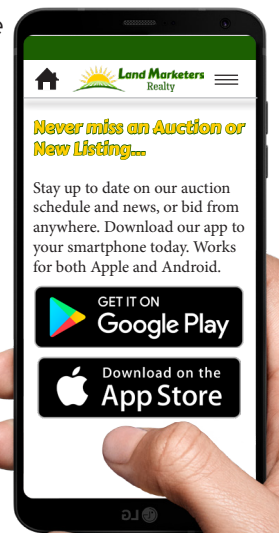
**Legal Desc.:** Available upon Request • **2021 Taxes:** \$ 7.96/Acre  
(Highway Access to the property is currently from 1 Single driveway which allows access only to Tract #1. Therefore, the buyer of Tract #1 acknowledges that there will be a perpetual Ingress/Egress Easement for the benefit of the buyer of Tract #2 that will cross the Northern portion of Tract #1. The 60' Wide Easement shall run in a southwesterly direction from the Highway R.O.W. driveway to a point approximately 250' South of the Northwest Corner of Tract #1.

## Tract #2 56+/- Acres

**2021 Taxes:** \$7.96/Acre  
**Legal Desc.:** Available upon Request



**Excellent Highway 18 Access!!!**



To view a virtual video tour of the property log onto:  
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**BETH ELIASON** - Broker Associate  
**Mobile (402) 322-2867 • Office (402) 336-4444**

Travis Dougherty, Broker  
320 South 4th Street • O'Neill, Nebraska 68763  
PO Box 857 • Toll Free (844) LND-MRKT  
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