

**Gregory County, South Dakota South 160**  
340th Ave, 276th St  
Gregory, SD 57533

**\$712,000**  
160± Acres  
Gregory County



**Gregory County, South Dakota South 160**  
**Gregory, SD / Gregory County**

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**SUMMARY**

**Address**

340th Ave, 276th St null

**City, State Zip**

Gregory, SD 57533

**County**

Gregory County

**Type**

Farms, Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

43.40343 / -99.363718

**Acreage**

160

**Price**

\$712,000

**Property Website**

<https://talltinesproperties.com/property/gregory-county-south-dakota-south-160/gregory/south-dakota/96242/>



## **PROPERTY DESCRIPTION**

Located in the heart of South-Central South Dakota, this outstanding 160 +/- acre property in Gregory County represents a rare opportunity to own premier hunting land in a proven trophy-producing area. Gregory County is widely recognized for its ability to grow and sustain trophy-class whitetail deer, and this property is positioned in one of the region's most sought-after locations. The combination of habitat diversity, agricultural value, water, and terrain makes this tract a true standout for both serious hunters and land investors.

The property features approximately 52 acres of productive cropland, providing a strong, reliable food source that plays a major role in holding deer on the property throughout the year. These crop acres also offer income potential or can be strategically incorporated into a larger wildlife management plan. In addition to the existing cropland, the property offers numerous ideal locations for food plots, allowing an owner to further enhance deer movement patterns and daylight activity.

Live water running through the property adds tremendous value and appeal. A consistent natural water source is a major draw for wildlife and significantly increases the property's ability to hold mature deer, especially during dry periods. Water, combined with abundant food and cover, creates a complete habitat package that supports healthy deer populations year after year.

The rolling terrain is a defining feature of this property, providing both visual appeal and functional hunting advantages. Subtle elevation changes, natural funnels, and edge habitat create excellent stand locations and predictable travel routes. Heavy cover and established natural bedding areas offer security for mature whitetails, allowing them to remain on the property and move during daylight hours. These features reduce hunting pressure impacts and make the property highly effective for strategic, low-impact hunting.

In addition to elite whitetail hunting, the property offers exceptional turkey hunting. The mix of open fields, wooded draws, and water creates ideal turkey habitat, supporting strong populations and excellent spring and fall hunting opportunities.

This 160-acre tract is a true powerhouse, combining strong food sources, live water, heavy cover, and rolling terrain in a location known for producing trophy whitetail deer. Whether you are seeking a top-tier hunting property, a recreational retreat, or a long-term land investment, this Gregory County property delivers the quality, performance, and potential that discerning buyers demand. Call Nick Stout to schedule your qualified showing before it's too late!

## **FEATURES**

- Trophy Whitetail Deer Hunting
- Premier Turkey Hunting
- 52+/- acres of Farmland
- Creek
- Located 15 miles from Snake Creek State Rec Area
- Located 25 miles from Winner South Dakota
- Located 14 miles from Gregory South Dakota

## **AREA INFORMATION**

[South Dakota Game Fish & Parks](#)

[Gregory County South Dakota](#)

[City of Winner South Dakota](#)

[City of Gregory South Dakota](#)



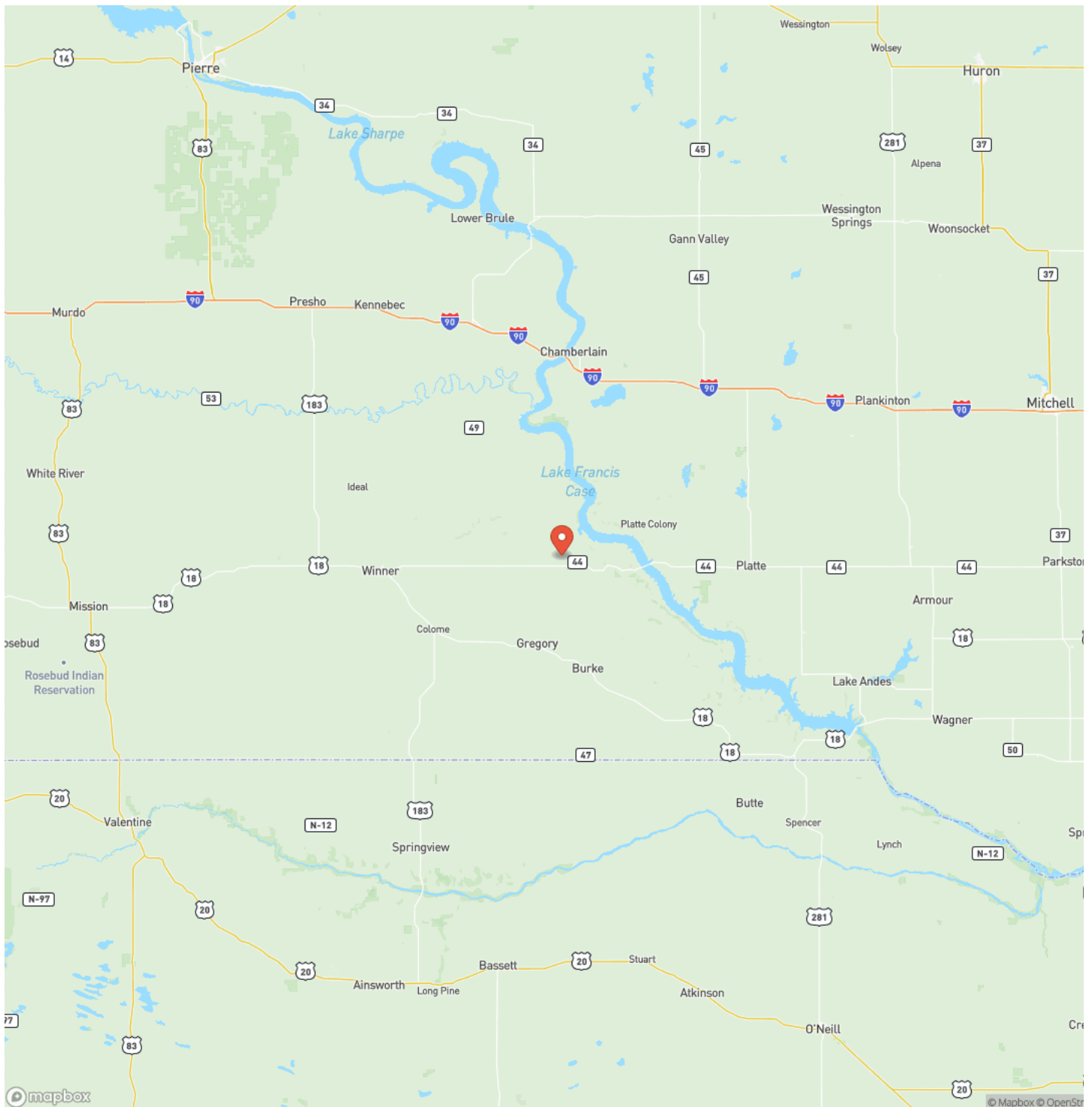




## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nick Stout

## Mobile

(605) 760-1314

## Email

nick.stout@talltinesproperties.com

**Address**

55082 897 Road

## City / State / Zip

Crofton, NE 68730

## NOTES

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**MORE INFO ONLINE:**  
**<https://talitnesproperties.com/>**

## **DISCLAIMERS**

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

### **COOPERATING BROKER COMPENSATION:**

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at the initial showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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