

Gregory County, SD 240 Acres
34874 299th
Herrick, SD 57538

\$900,000
240± Acres
Gregory County



Gregory County, SD 240 Acres
Herrick, SD / Gregory County

SUMMARY

Address

34874 299th

City, State Zip

Herrick, SD 57538

County

Gregory County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

43.049226 / -99.196952

Acreage

240

Price

\$900,000

Property Website

<https://talitinesproperties.com/property/gregory-county-sd-240-acres-gregory-south-dakota/99726/>



PROPERTY DESCRIPTION

Hay Creek Valley offers 240± acres of premier hunting habitat, productive agricultural ground, and dependable income in Gregory County, South Dakota. Located just south of Herrick, approximately 6 miles from Burke and 15 miles from Gregory, this well-rounded tract delivers the natural features and proven habitat that define a true Tall Tines property.

Hay Creek winds through the land, creating a highly desirable travel corridor for wildlife while adding scenic character throughout the seasons. Mature hardwoods line the creek bottom, while scattered pockets of cover provide excellent bedding areas, ambush points, and strategic stand locations. Several established openings offer strong food plot potential, giving the next owner the opportunity to attract, hold, and grow mature whitetails.

This region is recognized for trophy-caliber deer genetics, and the property's combination of creek bottom, grassland, timber, food sources, and secluded cover positions it exceptionally well for quality hunting. A strong turkey population adds another dimension to this multi-species recreational property. A small pond provides a consistent water source for livestock and game.

The property also features an attractive income-producing component, including approximately 85± FSA base acres and 126± acres enrolled in Grassland CRP. These acres generate annual revenue while maintaining the valuable grassland habitat that benefits whitetails, turkeys, and other wildlife.

Whether your goals include hunting, land investment, agricultural income, or creating a legacy property for future generations, Hay Creek Valley offers the versatility, habitat diversity, and trophy potential to stand apart!

Additional Details

- Seller closing scheduled for January 2027

This is a rare opportunity to own a well-rounded property in a highly sought-after area, crafted for those who appreciate land as both an investment and an experience.

Features

- Trophy-quality whitetail genetics and proven travel corridors
- Strong wild turkey population
- Hay Creek winding through the property
- Mature creek-bottom hardwoods and diverse terrain
- Multiple established openings with food plot potential
- Approximately 85± FSA base acres
- Approximately 126± acres enrolled in Grassland CRP
- Conveniently located near Herrick, Burke, and Gregory

Area Information

[South Dakota Game Fish and Parks](#)

[Gregory County](#)

[City of Burke](#)

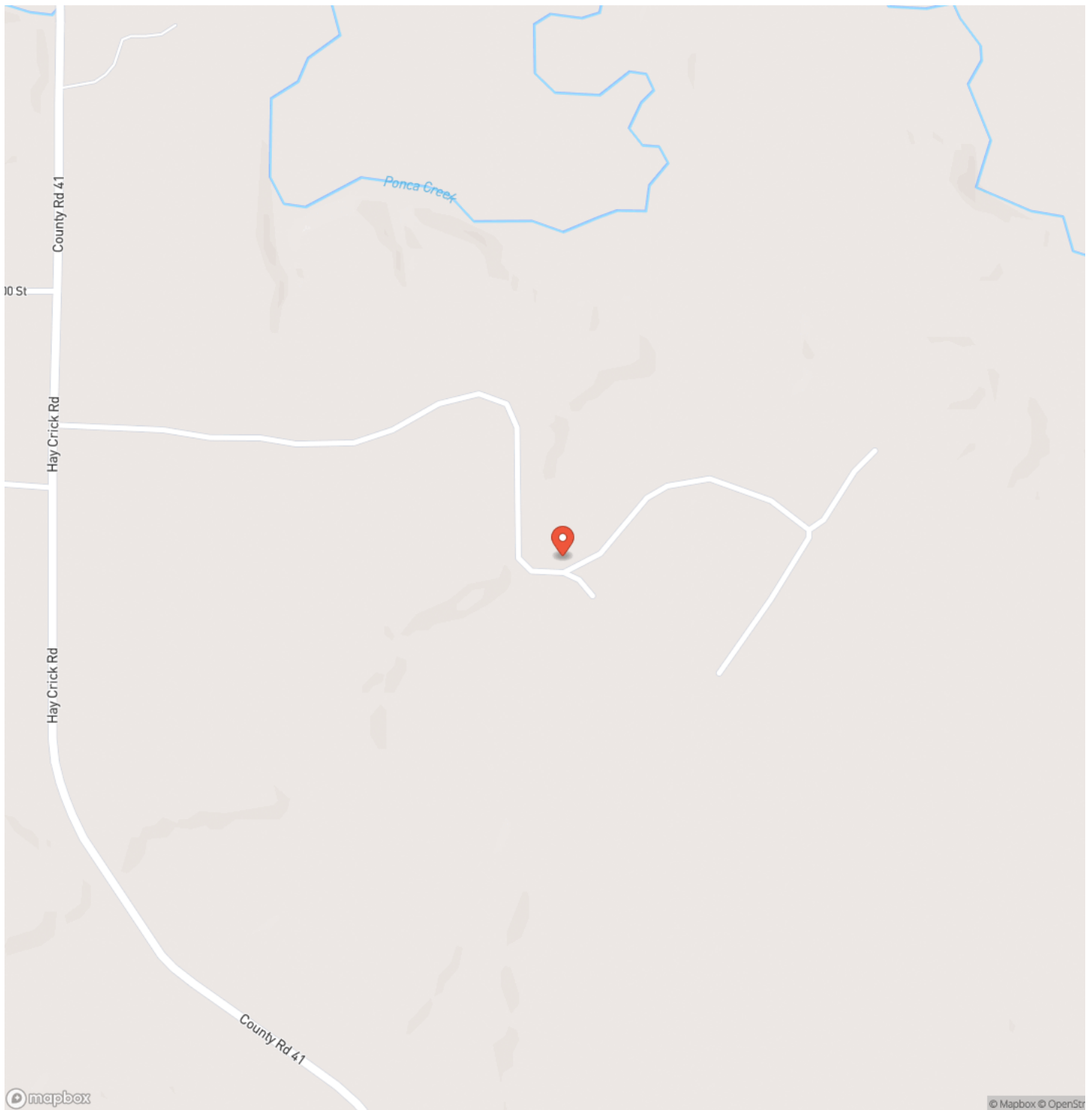
[City of Gregory](#)



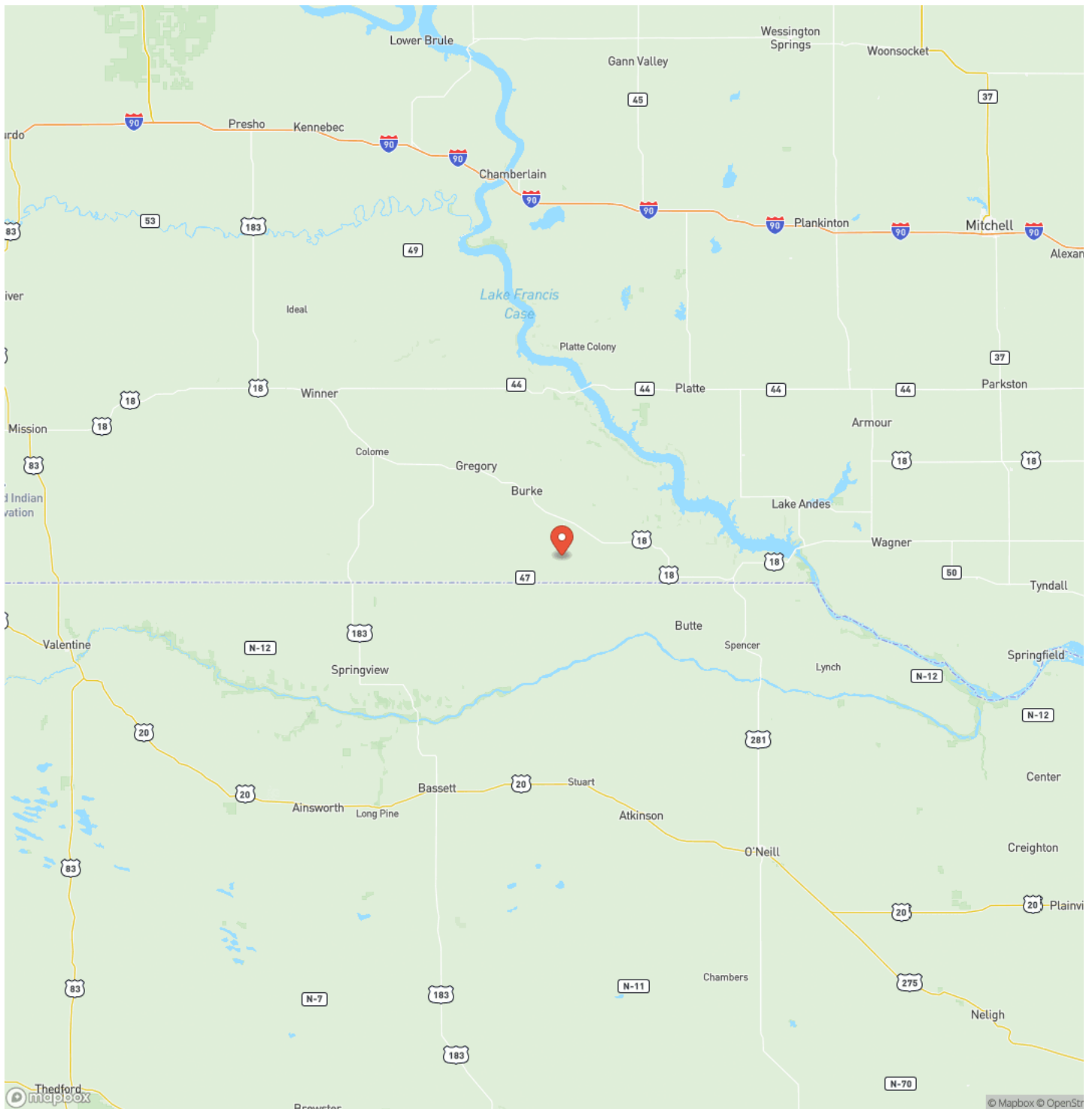
Gregory County, SD 240 Acres
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES



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<https://talitinesproperties.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.

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