

Gregory County, SD 367.5 Acres
34874 299th
Herrick, SD 57538

\$1,378,125
367.5± Acres
Gregory County



Gregory County, SD 367.5 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

367.5

Price

\$1,378,125

Property Website

<https://talitinesproperties.com/property/gregory-county-sd-367-5-acres/gregory/south-dakota/99726/>



PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present 367.5± acres of premium recreational and agricultural land in Gregory County, South Dakota, a true blend of income production, habitat diversity, and elite hunting potential in the heart of South Dakota whitetail country.

Located just south of Herrick, approximately 6 miles from Burke and 15 miles from Gregory, this offering is comprised of two well-balanced tracts designed to appeal to both land investors and serious sportsmen.

Tract 1 – 240± Acres

This tract is the cornerstone of the offering, delivering the kind of natural features and proven habitat that define a premier hunting property. Hay Creek winds through the land, creating a highly desirable travel corridor for wildlife while adding year-round scenic appeal. The creek bottom is lined with mature hardwoods, complemented by strategically scattered cover pockets that provide excellent bedding areas and stand locations.

The property offers several established openings ideal for food plots, giving buyers the ability to attract, hold, and grow mature whitetails. This region is well-known for its trophy-caliber genetics, and the property supports an excellent turkey population, making it a true multi-species recreational asset.

From an income standpoint, Tract 1 is equally impressive, featuring approximately 85± FSA base acres along with 126± acres enrolled in Grassland CRP, providing consistent annual revenue while enhancing habitat quality.

Tract 2 – 127.5± Acres

Located just 2 miles north of Tract 1, this tract offers convenient access via gravel road off 349th Avenue. With approximately 25± FSA base acres and over 100 acres of quality pasture, it presents strong grazing potential alongside recreational upside.

A small pond provides a reliable water source for both livestock and wildlife, and the overall layout supports solid whitetail hunting opportunities. Whether utilized independently or in combination with Tract 1, this parcel adds versatility and value to the offering.

Investment Highlights

Whether you're expanding an agricultural operation, building a hunting portfolio, or investing in high-quality South Dakota land, this property checks all the boxes, income, access, habitat, and proven wildlife appeal.

Additional Details

- Seller closing scheduled for January 2027
- Property is open for the 2026 season
- Seller is open to selling the property as a whole or offering the tracts separately

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

- **367.5± Total Acres in Gregory County, SD** - Two well-balanced tracts located just south of Herrick, 6 miles from Burke and 15 miles from Gregory
- **Tract 1 - 240± Acres** - Hay Creek meanders through the property with mature hardwoods, excellent habitat diversity, and strong food plot potential
- **Trophy Whitetail & Strong Turkey Population** - Proven deer genetics and ideal travel corridors throughout
- **85± FSA Base Acres (Tract 1)** - Productive ag component complementing premier recreational appeal
- **Tract 2 - 127.5± Acres** - Gravel road access off 349th Avenue with 25± FSA base acres and just over 100 acres of quality pasture/grazing land
- **Water & Wildlife Features** - Small pond providing a consistent water source for livestock and game



Area Information

[South Dakota Game Fish and Parks](#)

[Gregory County](#)

[City of Burke](#)

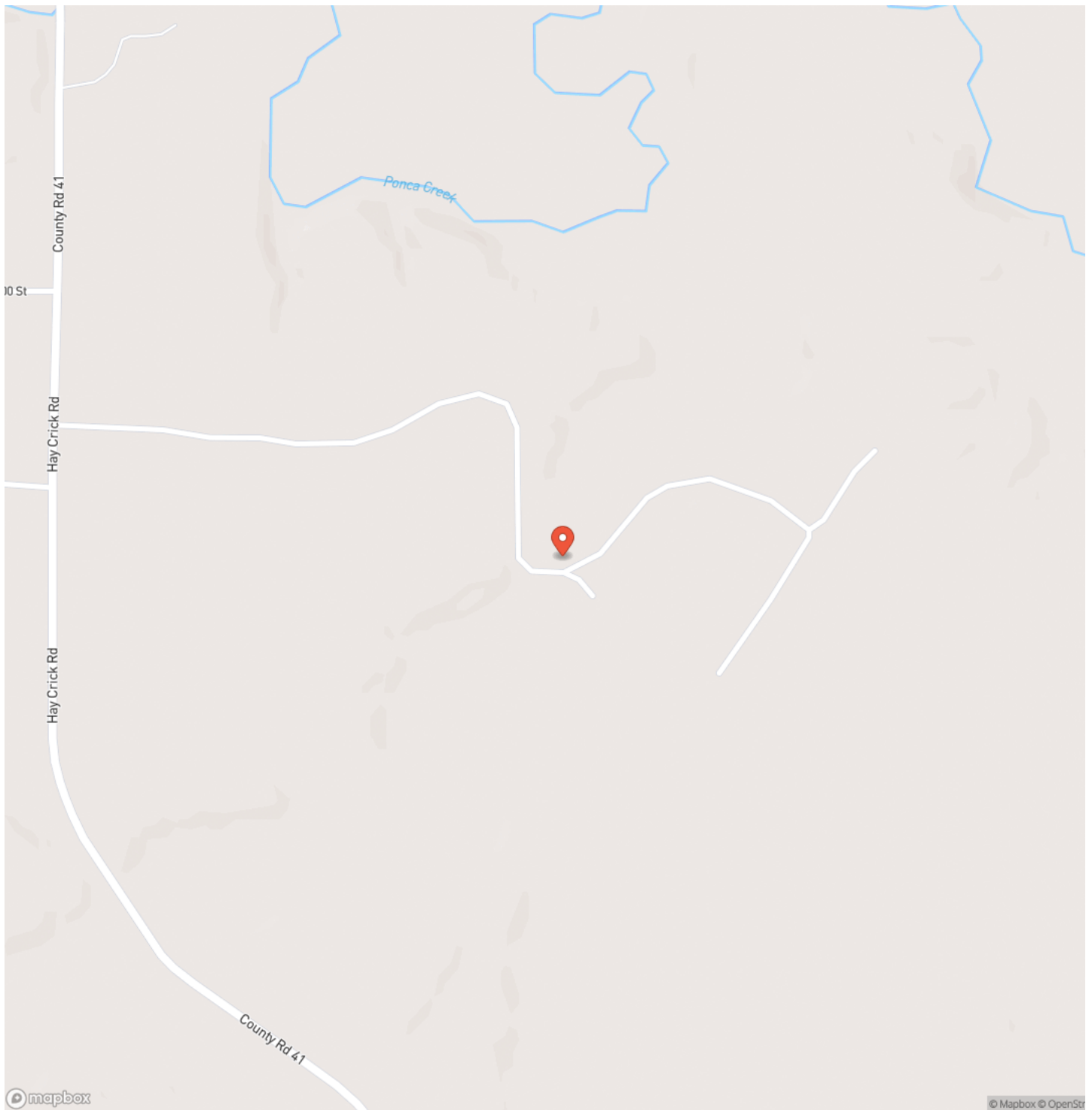
[City of Gregory](#)



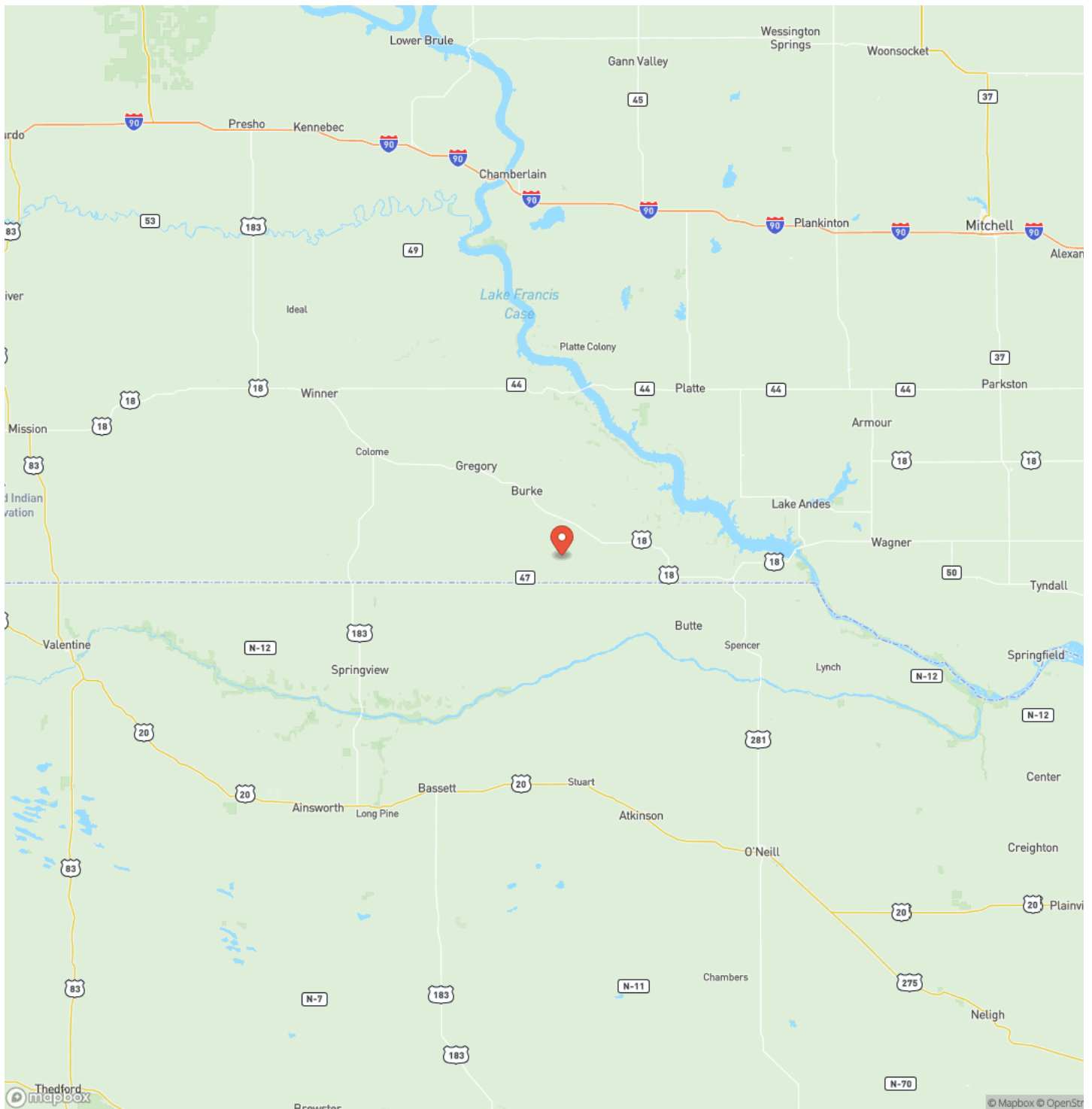
Gregory County, SD 367.5 Acres
Herrick, SD / Gregory County



Locator Map



Locator Map



Satellite Map



Gregory County, SD 367.5 Acres
Herrick, SD / Gregory County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Schweigert

Mobile

(605) 840-9578

Office

(605) 840-9578

Email

mark.schweigert@talltinesproperties.com

Address

2143 Arrowhead Circle

City / State / Zip

Spearfish, SD 57783

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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Tall Tines Trophy Properties
PO Box 23
Presho, SD 57568
(605) 840-9578
<https://talltinesproperties.com/>

