

FARM

RANCH

HUNT

INVEST



TALL TINES
TROPHY PROPERTIES

HERRICK SOUTH

160 ACRES / GREGORY COUNTY, SD



Licensed in South Dakota and Nebraska

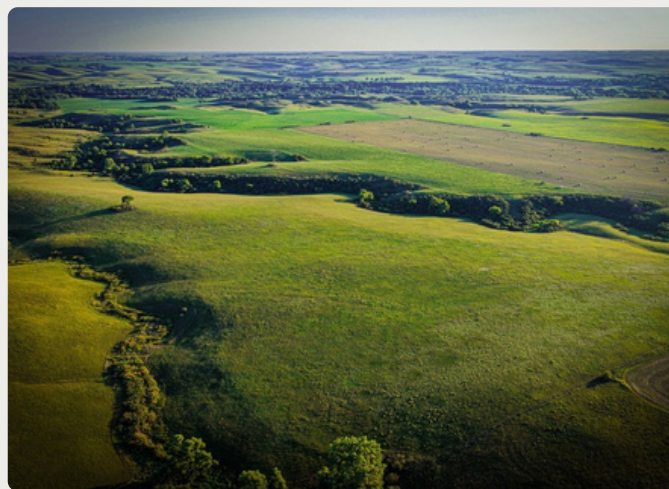
605-840-9578 | www.talltinesproperties.com | info@talltinesproperties.com



HERRICK SOUTH

\$690,000 | 160± ACRES

This exceptional 160± acre farm and hunting property is located in Gregory County, South Dakota, approximately five miles south of Herrick, 4.5 miles southwest of St. Charles, and only three-quarters of a mile north of Ponca Creek. Featuring approximately 79 productive acres with an average soil productivity rating exceeding 80 CPI, the property offers an attractive combination of agricultural income and premier recreation. Wooded draws, brushy cover, rolling terrain, and productive cropland create natural travel corridors as whitetail deer move from the Ponca Creek toward dependable food sources.



KEY FEATURES:

- Trophy Whitetail Hunting Property
- Highly desirable area
- Strong Agricultural Income Potential – 79 acres +/- with soil productivity exceed an 80 CPI



INVESTMENT POTENTIAL

This 160± acre property offers strong investment potential through its combination of productive cropland and premier hunting opportunities. Approximately 79 acres average over 80 CPI, while the diverse habitat and proximity to Ponca Creek provide excellent whitetail deer and turkey hunting. This balance of agricultural income and recreation makes the property a desirable South Dakota land investment.

“Where productive cropland, proven income potential, and premier South Dakota hunting come together.”

RECREATIONAL PURSUITS

- Excellent Whitetail Deer Hunting
- Merriam Turkey Hunting
- Upland Bird Hunting
- Dove Hunting
- Predator Hunting
- Small Game Hunting





PROPERTY MAP



NEARBY ATTRACTIONS



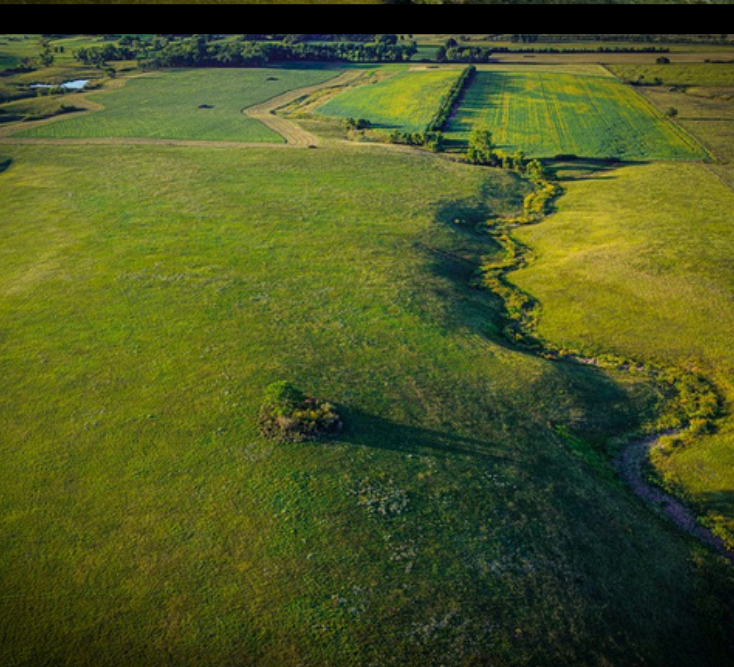
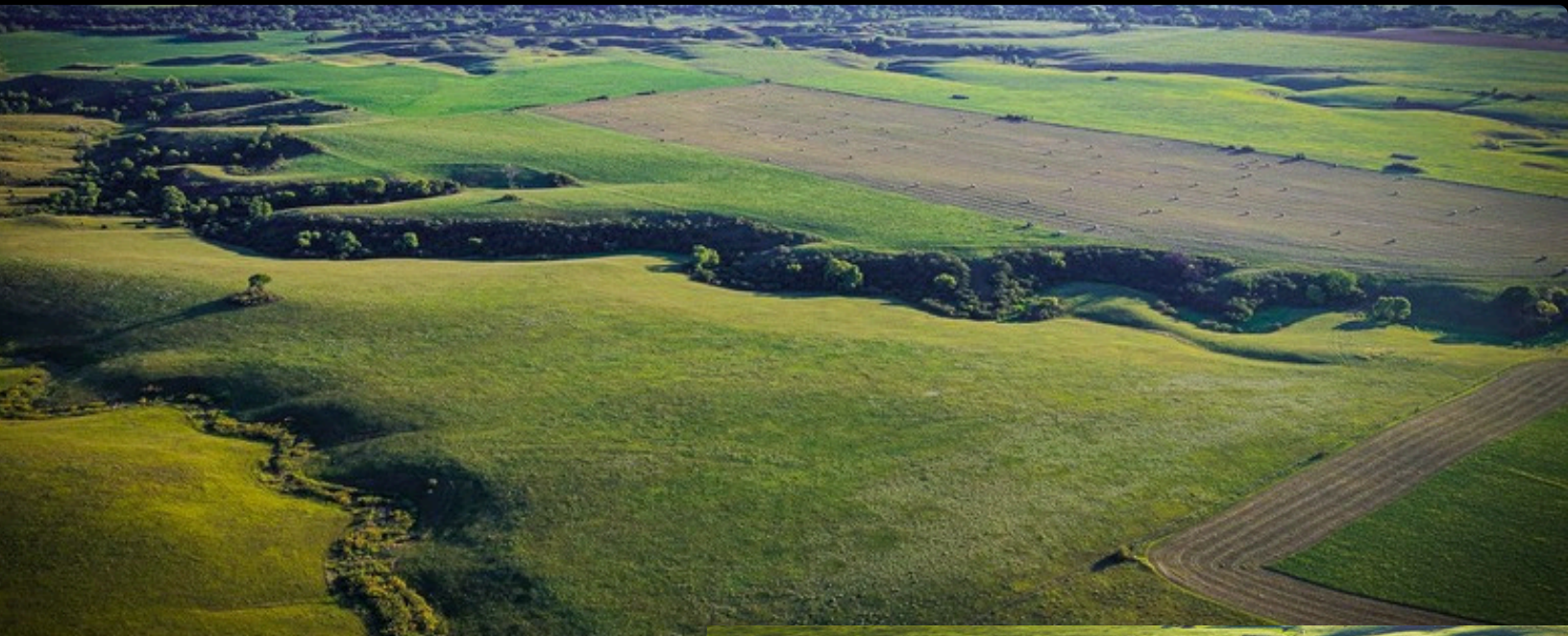
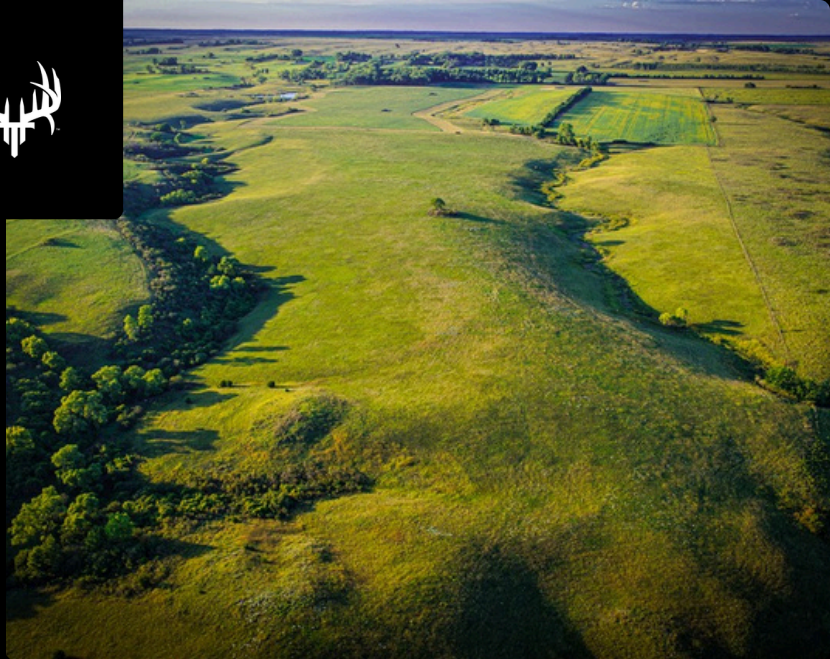
BURKE, SD
12 miles



GREGORY, SD
20 Miles



MISSOURI RIVER
30 Miles





LET'S TALK LAND



605-840-9578

info@talltinesproperties.com

www.talltinesproperties.com



f @talltinesrophyproperties

2143 Arrowhead Circle
Spearfish, SD 57783



Licensed in South Dakota and Nebraska.

MEET THE TEAM



MARK SCHWEIGERT
ALC, Land Broker



JAMIE NIELSON
Land Specialist



NICK STOUT
Land Specialist



JAMES NELSON
Land Specialist



JON BISBEE
Land Specialist



MIKE SLOWEY
Land Specialist



JACK OBERG
Land Specialist



CHANCE WATSON
Land Specialist