

Gregory County, SD 40 Acres
East 1st Street
Gregory, SD 57533

\$380,000
39.96± Acres
Gregory County



Gregory County, SD 40 Acres
Gregory, SD / Gregory County

SUMMARY

Address

East 1st Street

City, State Zip

Gregory, SD 57533

County

Gregory County

Type

Farms, Lot, Commercial

Latitude / Longitude

43.226179 / -99.418218

Acreage

39.96

Price

\$380,000

Property Website

<https://talltinesproperties.com/property/gregory-county-sd-40-acres/gregory/south-dakota/98298/>



PROPERTY DESCRIPTION

Located on the edge of Gregory, South Dakota, this exceptional 39.96± acre tract offers a rare blend of high-quality farmland and forward-looking development potential. Positioned for both productivity and progress, the property sits just outside the city limits with gravel road access on two sides via East 1st Street and County Road 17, ensuring excellent accessibility for agricultural operations today and future development tomorrow.

The farmland features an impressive 87.12 CPI soil productivity rating, underscoring its ability to deliver strong yields year after year. Silty clay loam and silt loam soils dominate the tract, providing an ideal foundation for row crop production and long-term soil performance. This is the type of ground serious operators seek: consistent, fertile, and well-located.

Beyond its agricultural value, the property's location sets it apart. With a new hospital and expanding commercial development located just west of the property boundary, this acreage sits in the path of growth for the Gregory area. Its proximity to town utilities, services, and infrastructure creates compelling potential for future development, whether residential, commercial, or mixed-use, subject to zoning and approvals.

Properties that combine elite soil quality, strategic access, and growth-oriented location are increasingly hard to find. Whether your goal is to expand a high-performing farming operation, secure land with long-term appreciation potential, or position yourself ahead of community expansion, this Gregory County offering delivers on all fronts. This is productive land with a future, an opportunity to invest where agriculture and development intersect. Invest.

Features

- **39.96± Acres on the Edge of Gregory, SD** - Prime location just outside city limits with strong future upside
- **Highly Productive Farmland** - 87.12 CPI soil productivity rating with silty clay loam and silt loam soils
- **Excellent Access** - Gravel road frontage on two sides via East 1st Street and County Road 17
- **Path of Growth Location** - New hospital and expanding business development immediately west of the property
- **Ag + Development Potential** - Productive cropland today with compelling long-term development opportunity
- **Rare Combination Offering** - Quality soils, strategic location, and accessibility in one investment-grade tract

Area Information

[South Dakota Game Fish and Parks](#)

[City of Gregory](#)

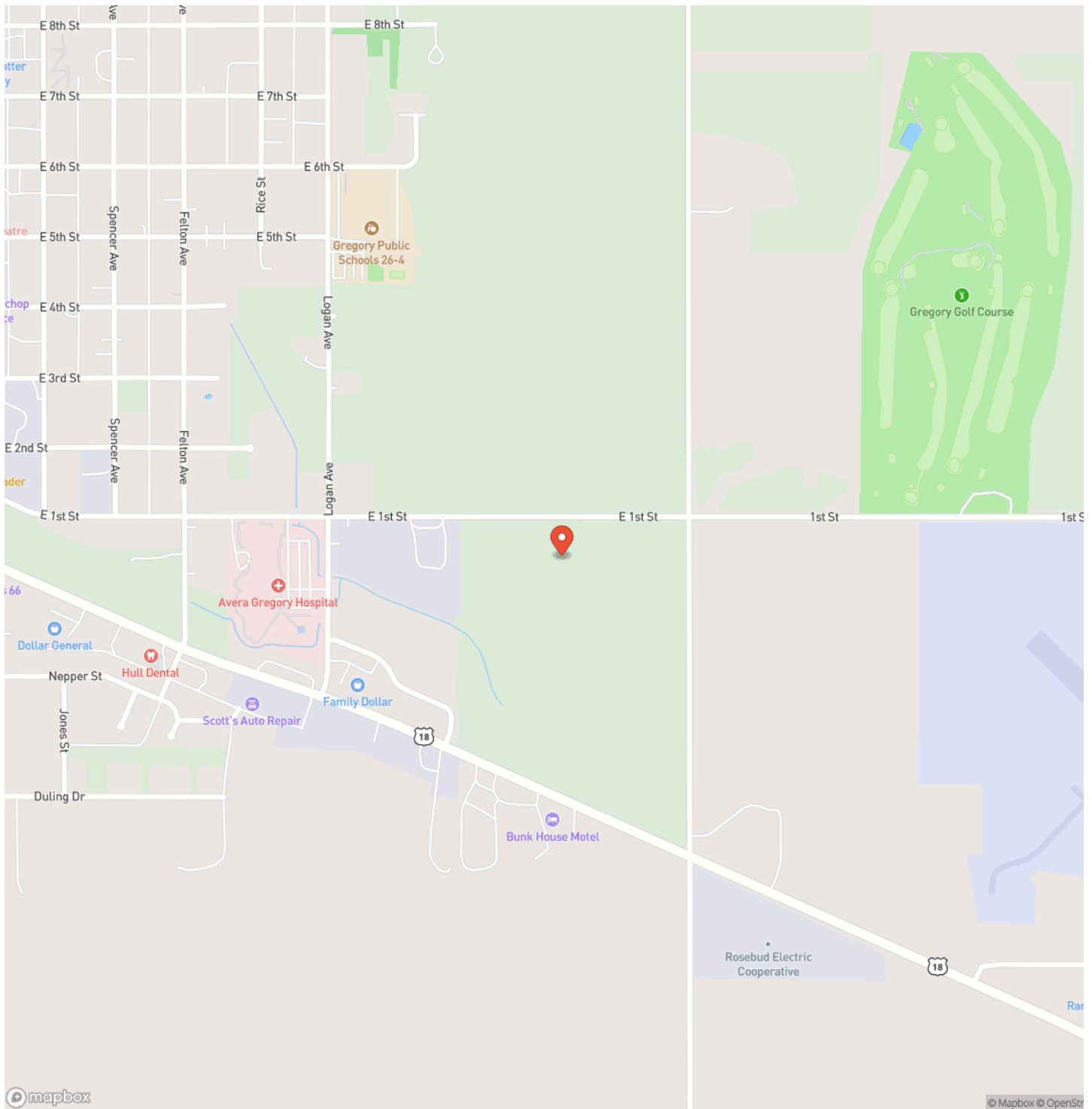
[Gregory County](#)



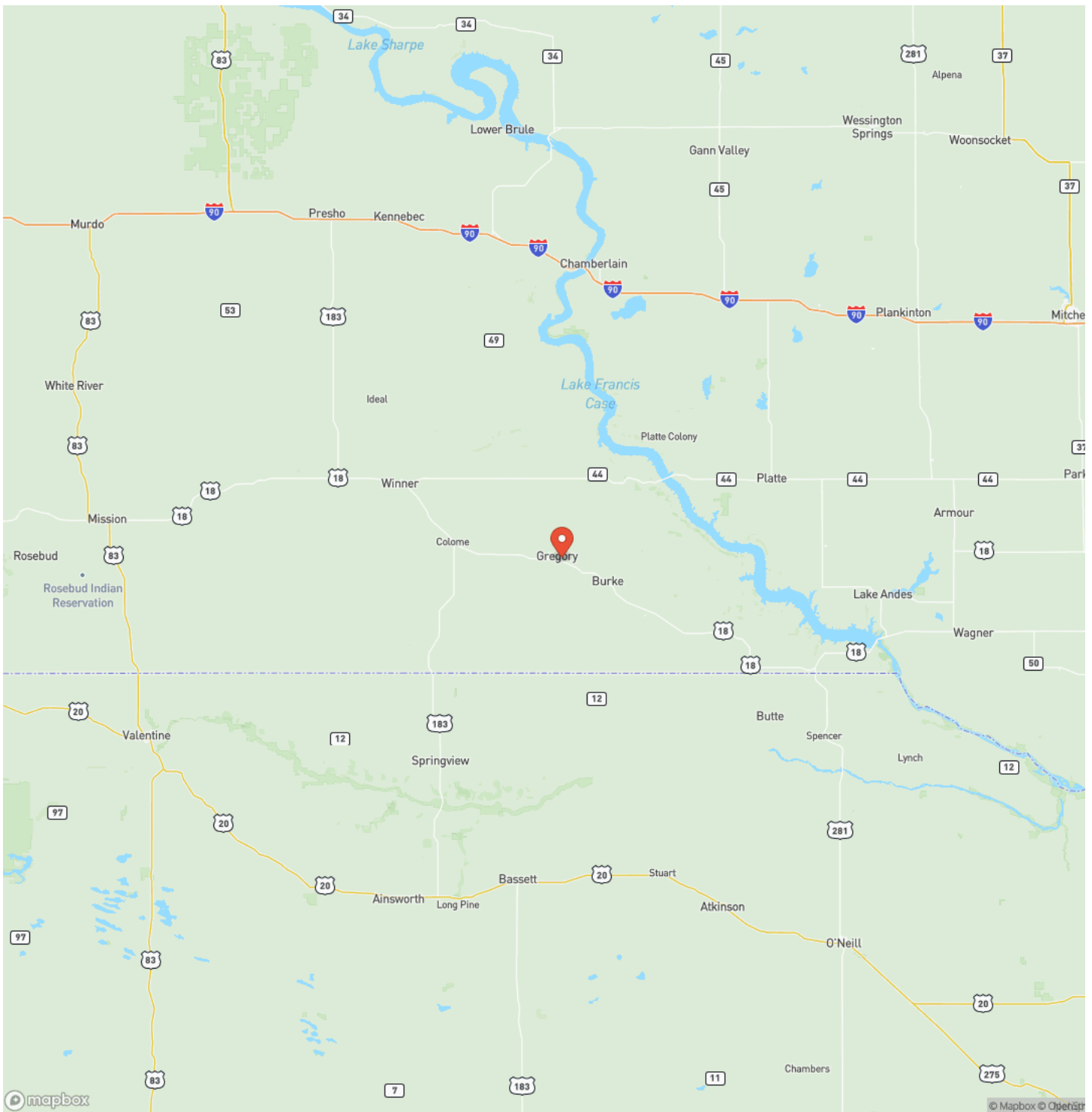
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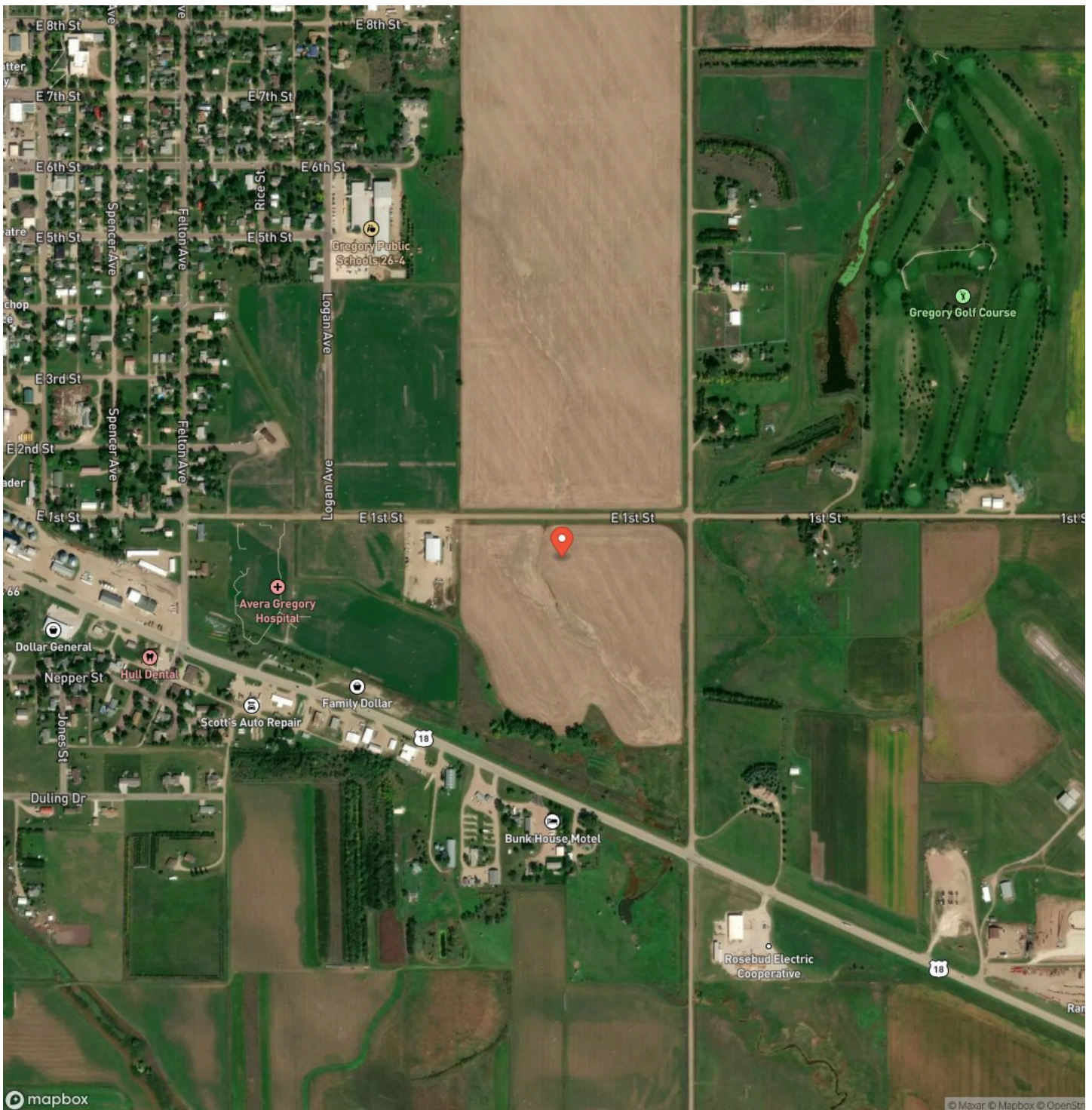
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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<https://talitinesproperties.com/>

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