N.W. RANCH

2,157 ACRES | GREGORY COUNTY, SOUTH DAKOTA



HAYDEN OUTDOORS REAL ESTATE

N.W. RANCH



OVERVIEW

LAND

MAPPING

OVERVIEW





WELCOME TO

N.W. RANCH

QUICK FACTS

2,157 Acres

Farm

Hunting

Ranch

Recreational

N.W. Ranch is a turnkey 2,157± acre recreational and cattle ranch in the heart of South Dakota pheasant country. Nearly 40 years of habitat management have created strong pheasant, waterfowl, whitetail deer, and turkey hunting. Features include mature shelter belts, food plots, ponds, a spring-fed creek, productive grazing land, a remodeled lodge, shop, kennel, and excellent year-round access.

LAND



N.W. Ranch is a once-in-a-generation opportunity to own 2,157± contiguous acres of premier recreational land in the heart of South Dakota's legendary pheasant country. For nearly 40 years, the ranch has been meticulously developed and professionally managed with a primary focus on creating and preserving exceptional wildlife habitat. The result is a true sportsman's paradise, where strong pheasant and waterfowl hunting are complemented by impressive whitetail deer and thriving wild turkey populations.














FEATURES

Homes: 1

Style of Home(s): 2 story

Stories: 2

Bedrooms: 5

Full Bathrooms: 2

Water Provider: well

Parking Types: Detached Garage & Driveway

Outbuildings: 2

Other Improvements: Dog Kennel

Fence Type: Barbed

Roofing: Asphalt

View: Lake & Wooded









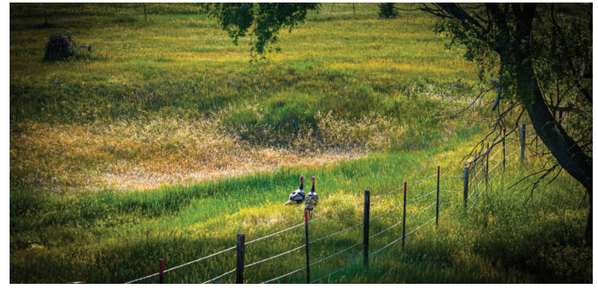


A defining feature of N.W. Ranch is the extensive network of mature shelter belts planted over 30 years ago and strategically designed specifically for wildlife. These miles of established trees and cover provide ideal protection, nesting areas, travel corridors, and winter habitat for pheasants, deer, and turkey. Combined with multiple established food plots, 200 +/- acres of tillable fields that provide abundant food sources, native grass habitat, and diverse terrain, the ranch has all the key ingredients needed to sustain incredible wildlife populations year after year.

Multiple damned ponds are scattered throughout the property, providing waterfowl hunting during the fall and winter months. N.W. Ranch also benefits from a spring fed creek which meanders through the heart of the property. These reliable water sources, paired with the surrounding food and cover, create an ideal setting for waterfowl to rest and feed throughout the migration.

While the recreational qualities of N.W. Ranch are second to none, the property also remains a highly functional cattle operation. The ranch has been strategically cross-fenced to allow efficient rotational grazing while ensuring livestock pressure does not negatively impact the carefully developed wildlife habitat. This thoughtful design allows the owner to generate agricultural income without compromising the ranch's incredible hunting qualities. The ranch currently supports 250+/- pairs through the summer grazing season.















The headquarters includes a beautifully remodeled six-bedroom farmhouse capable of comfortably sleeping up to 12 guests, making it the perfect hunting lodge or family retreat. Additional improvements include a 50' x 30' metal shop for equipment and storage, as well as a standalone insulated dog kennel built for hunting dogs and year-round use.

N.W. Ranch is being offered as a true turnkey recreational property, including ranch vehicles, deer blinds, and furnishings, allowing a new owner to immediately step into a fully developed hunting operation from day one.

Access is exceptional with direct frontage along Highway 251 and a convenient location just 15 minutes south of Gregory, South Dakota. The Gregory Airport has paved runways and can accommodate aircrafts like King Air's for convenient travel to the property. Winner, South Dakota located just 40 minutes away has a runway suitable for larger private aircraft. Sioux Falls, South Dakota is located an easy 3 hours away and offers daily commercial flight options. Whether you are searching for a pheasant hunting destination, a private family legacy ranch, or a rare combination of premier habitat and productive agricultural land, N.W. Ranch stands among the finest recreational offerings available in the region.

Properties with this level of habitat, decades of management, turnkey improvements, and proven hunting history seldom reach the market. N.W. Ranch is a legacy property built to be enjoyed for generations to come.









MAPPING

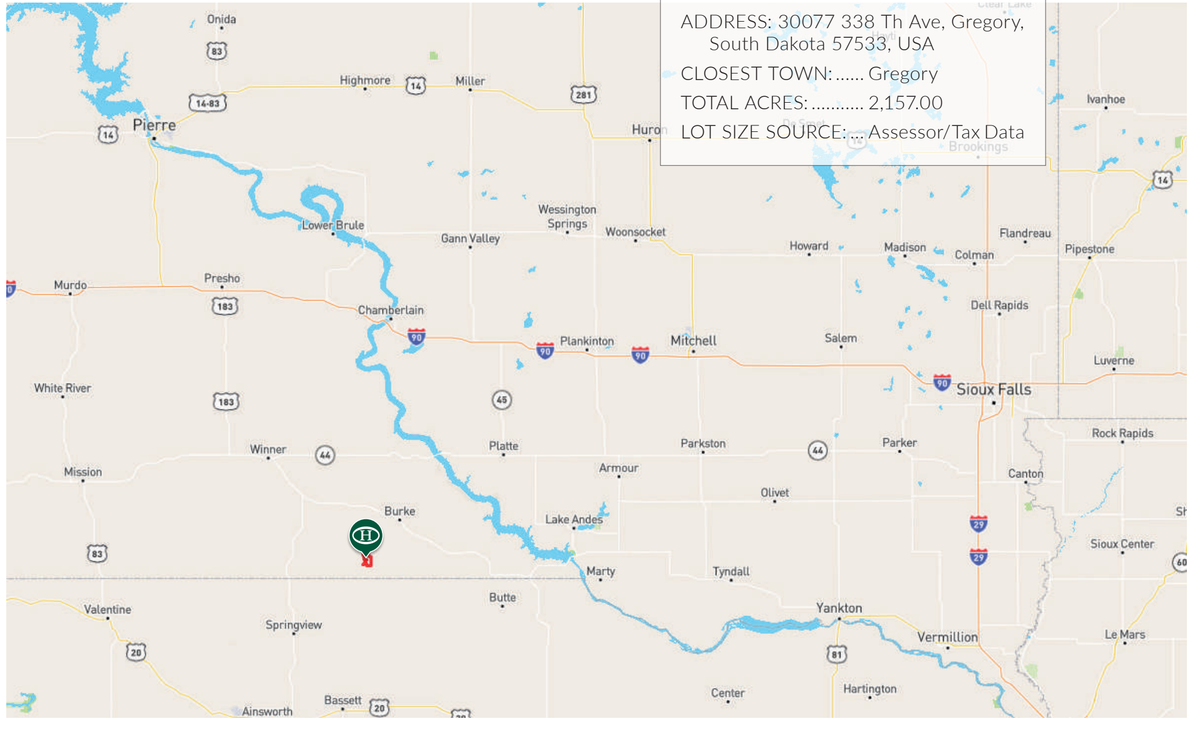
N.W. RANCH

ADDRESS: 30077 338 Th Ave, Gregory, South Dakota 57533, USA

CLOSEST TOWN: ..... Gregory

TOTAL ACRES: 2,157.00

LOT SIZE SOURCE: ... Assessor/Tax Data







HAYDEN OUTDOORS REAL ESTATE

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