

Rafter R Ranch

400.00 Acres

Custer County, SD

\$4,938,500



HAYDEN  OUTDOORS

Rafter R Ranch

TOTAL ACRES:

400.00

PRICE:

\$4,938,500

COUNTY:

Custer County

CLOSEST TOWN:

Hermosa, SD



Presented by



Jeff Garrett

📍 Broker Associate, Licensed in SD, ND, WY, & MT

✉ Jeff@HaydenOutdoors.com

📞 605.641.0574



**HAYDEN OUTDOORS.
REAL ESTATE**





Property Summary:

The Rafter R Ranch in Custer County, South Dakota has 400± deeded acres, a fabulous custom home, barn w/ guest house, 2 additional guest homes, large pole shed and excellent big game hunting, all just 27 miles south from Rapid City in the Black Hills. The ranch boasts spectacular views, including expansive Custer State Park views to the west. In 15 minutes, you can be having lunch at The Custer State Park Game Lodge.

Land:

The Rafter R Ranch in Custer County, South Dakota has 400± deeded acres and excellent big game hunting, all just 27 miles south from Rapid City, the gateway to the Black Hills. The ranch boasts spectacular views, including expansive Custer State Park views to the west. It is only about 2 miles from the Wildlife Loop and Park Airport. In 15 minutes, you can be having lunch at The Custer State Park Game Lodge. About one-third of the ranch is comprised of gently rolling pastures and meadows, with the remainder in Black Hills spruce, ponderosa pine, birch, aspen, and oak—excellent habitat for the large elk, deer, mountain lion and wild turkey that abound here.

The fabulous home was built in 2000 and has 4125 square feet of finished living space. The gourmet kitchen is a cook's dream. The home is timber framed and the exterior is mostly rock and glass. There is an attached underground 2198 square foot garage and over 6000 square feet of paver patio. There is also a rock barn and a 1200 square foot guest house with 2 bedrooms and a full bath. There are 2 additional guest homes each with 3 bedrooms and 2 baths. A 3200 square foot pole shed with a concrete floor completes the improvements. There are 2 full RV hookups at the guest homes.

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Food Plots
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Mineral Rights
Pond/Lake
Timber
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Income Producing
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports
Wooded

Land Details

Address: 13911 Cobb Road, Hermosa, South
Dakota 57744, USA
Closest Town: Hermosa
Total Acres: 400.00
Deeded Acres: 400.00
Zoning: Agricultural
Mineral Rights: Yes
Source of lot size: Assessor/Tax Data

Building Details

Homes: 4
Style of Home(s): Ranch Style
Finished Sq. Ft.: 9150
Bedrooms: 9
Full Bathrooms: 7
Half Bathrooms: 1
Parking Types: Detached Garage. Attached
Garage
Total # of Spaces: 10
Outbuildings: 2
Types of Outbuildings: Horse Stable. Pole
Shed
Fence Type: Buck and Rail & barbed wire
Cooling Systems: Forced Air Cooling



Land:

The property is both secluded and easily accessible year around via a graveled county road. Two wells supply water to the improvements and ponds provide necessary water for livestock and big game. Improvements are functional and include livestock corrals. Some of the perimeter and some pastures are fenced. Rarely does a property of this size with high quality improvements become available so close to Rapid City and Custer State Park. The Rafter R Ranch presents the discerning buyer with distinct opportunities in one of the most sought-after areas in the region.



Water/Mineral Rights & Natural Resources

All mineral rights appurtenant to the property owned by the seller will transfer with the real estate. Sellers make no representation regarding what mineral rights they presently own.





Improvements

Owners Residence – Built new in 2000, it is 4125 square feet with 1 bedroom and 2 baths. The high-quality home has a open floor plan with a spacious great room, bar area and large dining room room. The chef’s kitchen features a Viking stove and high end cabinetry. The executive office separates the master suite from the living area. The 6000 SF slate patio overlooks Custer State Park. The underground concrete garage is 2198 SF and is attached by a tunnel and solarium leading to the home.

Barndominium – 68’X43’ one-of-a-kind structure with a 1204 SF guest quarters and a 2924 SF stables with 5 stalls. The residence has 2 bedrooms and one bath. It was constructed in 1999 using native rock and a sod roof.

Guest Home #1 – The Guest Home features 3 bedrooms, 2 full bathrooms, full kitchen, range/microwave/oven/refrigerator, dining area. It is a 1998 modular set on a foundation. The concrete pad has 2 full RV hookups.

Guest Home #2 – This is a cabin style home constructed in 2000. It has 1120 SF on the main floor and is set on a full finished basement. Each floor has it’s own kitchen. The main floor has one bedroom and one bath and the lower level has 2 bedrooms and one bath.

Steel Pole Building – 40’X80’ with a full concrete floor. The concrete apron in front is 80’X70” and was used as a helicopter pad.







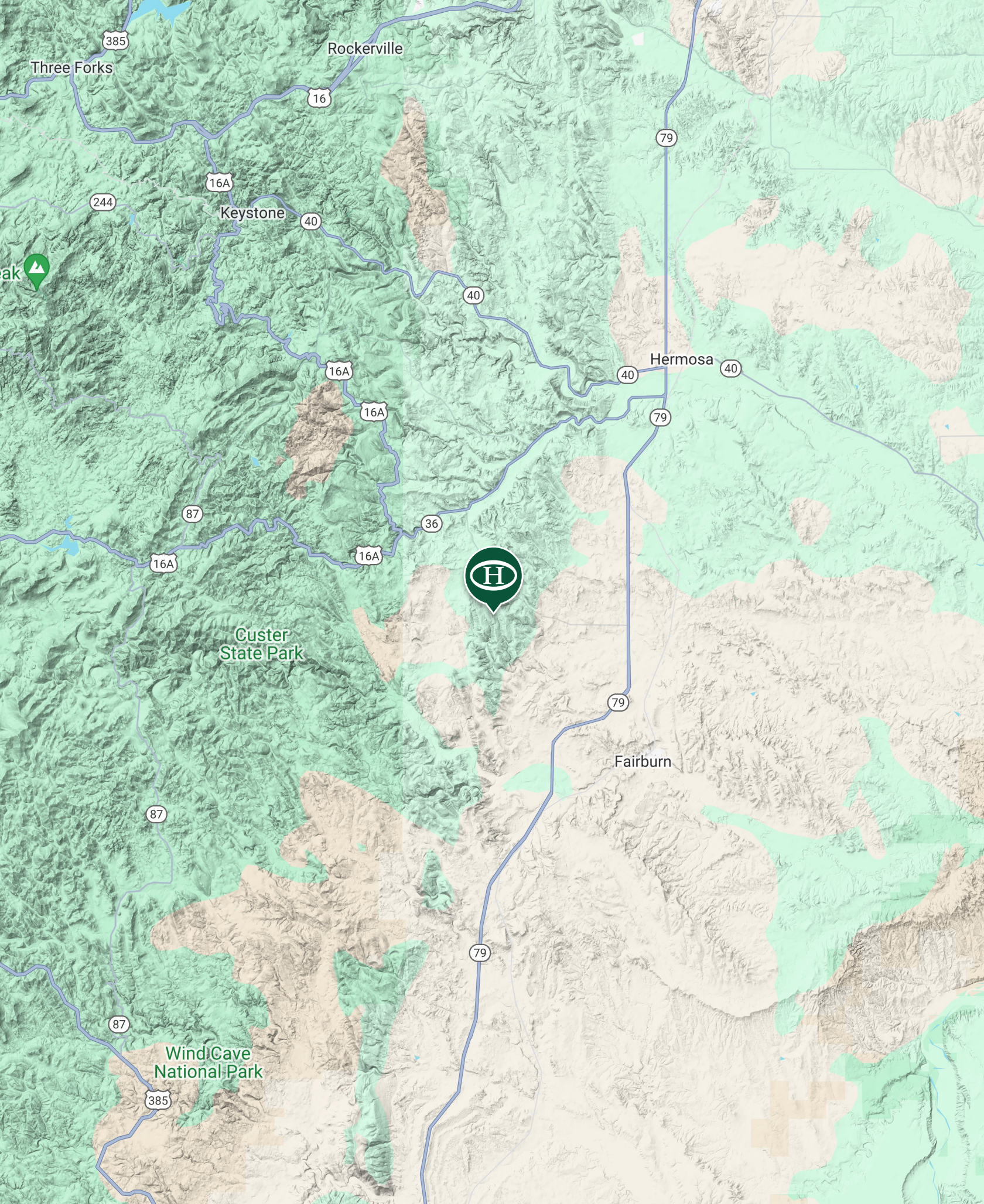
MAIN HOUSE & BARN TRACT
400 ACRES +/-

GUEST HOMES & SHOP

RANCH HEADQUARTERS
61 ACRES

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Recreation:

The Rafter R Ranch offers endless recreational possibilities for the outdoor enthusiast, both on the property and in the adjacent Custer State Park. Hiking, horseback riding, mountain biking, and fishing in the summer combine with snowmobiling and cross-country skiing in the winter to create the perfect year-round retreat.

Wildlife:

The ranch consists of several environments which support a very diverse collection of wildlife. The riparian corridor offers habitat for mule deer, elk, antelope, mountain lion and numerous other birds and smaller mammals. Mule deer and pronghorn antelope browse the creek bottoms and forage the native grasses. During the fall and into the winter months, herds of elk can be found residing on the ranch for multiple days at a time.







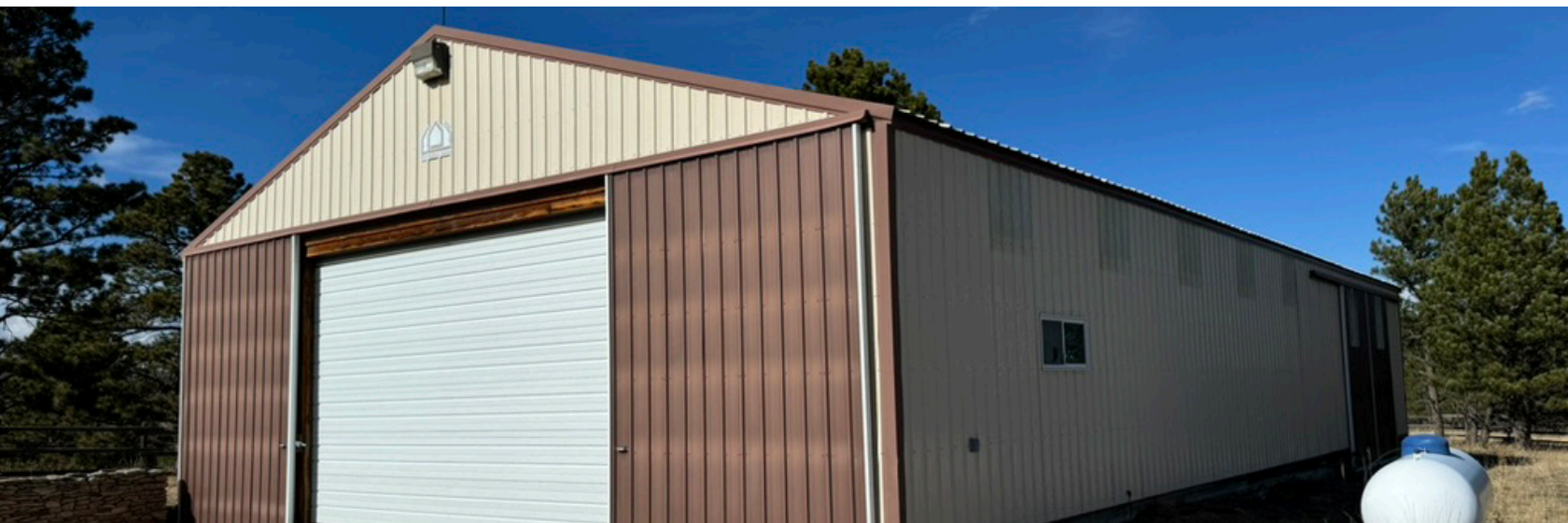
Region & Climate

Custer State Park is famous for its bison herds, other wildlife, scenic drives, historic sites, visitor centers, fishing lakes, resorts, campgrounds and interpretive programs. In fact, it was named as one of the World's Top Ten Wildlife Destinations for the array of wildlife within the park's borders and for the unbelievable access visitors have to them. One of the nation's largest state parks, just 15 miles from the city of Custer, South Dakota's premier State Park comprises 71,000 acres. Custer State Park has been home to diverse cultural heritages for thousands of years and has provided an array of scenic beauty and outdoor recreation for visitors since the early 1900s.

History

Broker Comments:

There are a few destination locations in the region where it is becoming increasingly challenging to find and acquire large acreage recreational properties. Rapid City and the surrounding area is an example of this. With its proximity to Rapid City and Custer State Park, The Rafter R Ranch represents an opportunity to purchase a substantial holding. The land is exceptionally scenic and very private, while adjacent to a state park and vast amounts of wilderness to access. The property is highly improved, there are numerous additional building sites, and the land is not encumbered with a conservation easement.





Location

The Rafter R Ranch is located south and West of Hermosa, South Dakota. Go south of Hermosa, South Dakota for 7 miles on Highway 79, then turn west on Cobb Road for 1 mile.

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties about location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations about specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2023 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS[®]
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com