

SCATTERGUN LODGE

2,200 ACRES | HUGHES COUNTY, SOUTH DAKOTA





HAYDEN
OUTDOORS.



OVERVIEW

LAND

RECREATION

LOCATION

MAPPING

OVERVIEW





QUICK FACTS

2,200 Acres

Commercial

Farm

Horse

Hunting

Plantation

Ranch

Recreational

Vacant Land

WELCOME TO SCATTERGUN LODGE

ScatterGun Lodge sits against the breathtaking backdrop of South Dakota's remarkable natural beauty, within this beauty lies a property that only dreams are made of. ScatterGun Lodge beckons outdoor enthusiasts and discerning buyers seeking a turn-key operation or a lavish corporate retreat. This extensive property spans an impressive 2200+/- acres, and is truly a sportsmen's dream.

LAND



ScatterGun Lodge hosts a variety of habitats including miles of creek bottoms, rolling hills, pothole duck ponds, food plots, and large agriculture fields.

This 2200+/- acre ranch isn't just vast; it's a professionally managed paradise meticulously sculpted over 25 years to become a premier wildlife habitat, combining luxury living with world-class hunting. At its heart, a grand 16-bedroom lodge stands proudly, complete with a commercial kitchen, and a large bar and living area designed for unforgettable gatherings. Scattergun Lodge has witnessed all kinds of tales and is ready for yours.



Adjacent to the lodge is a stunning private residence, with 2700+/- square feet of meticulously crafted living space offering privacy and luxury. Additional accommodation includes a 9-bedroom guides bunkhouse, a quaint 3-bedroom cookhouse, and a 2-bedroom manager's house, ensuring ample space for guests or staff. Multiple outbuildings provide ample storage and tuck behind them is a large dog kennel, and bird cleaning facility.





RECREATION



The real allure of ScatterGun doesn't just lie in its buildings; it's the land itself that steals the show. With nearly four miles of creek bottom boosting one of South Dakota's best Whitetail herds, with several Boone and Crockett deer taken over the years, this property is a hunter's dream. The Waterfowl hunting on ScatterGun is something to behold. No matter how many years behind the trigger, every wing-shooter will marvel at the fall migration of ducks and geese into the region. Thanks to its nearly 1200 acres of farmable land and pothole ponds, the ranch promises some of the best duck hunting in the nation during the fall season. The development of wetland areas further enriches the habitat, enhancing its diversity and the overall ecological health of the ranch.











The Ring Neck Pheasant is the main event, drawing guests in from around the world in hopes of experiencing the flush of a cackling ROOSTER. ScatterGun Lodge allows for multiple pheasant hunting options including shelter belts, strip ag fields, creek bottoms, hillside draws, and well-laid-out food plots.

FEATURES

Hunting - Big Game, Small Game, Waterfowl, Predator/Varmint, Upland Birds, Turkey

Cattle/Ranch

Fishing

Water Access

Farm/Crops/Ag

Food Plots

Pond/Lake

Stream/River

Recreational Business

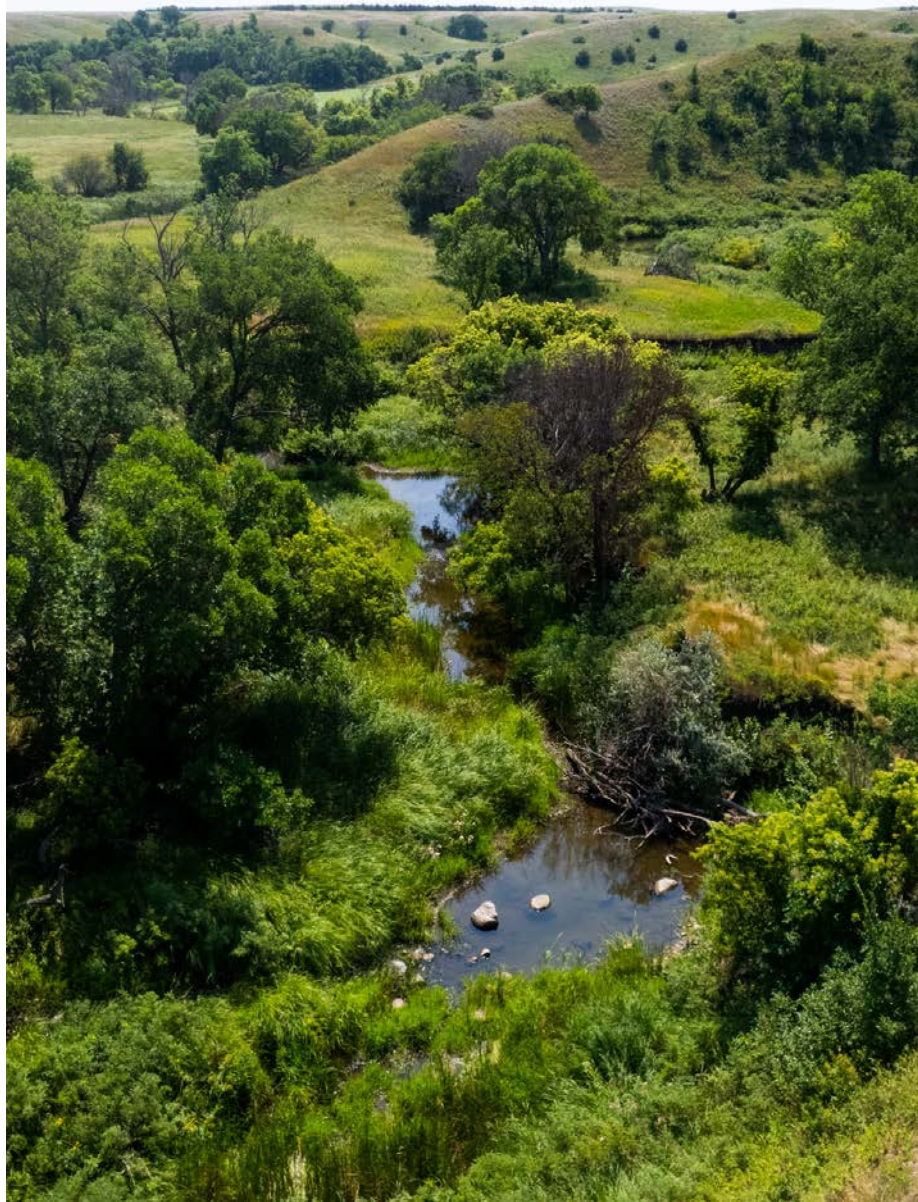
Outbuilding/Barn/Shed/Shop

Outfitting/Guide Service

Lodge/Resort



ScatterGun is ideal for someone looking to sustain and enhance a world-class wildlife habitat and hunting operation. The ranch represents not just a piece of property, but a lifestyle and a legacy







LOCATION



For those concerned with accessibility, Pierre, South Dakota, provides commercial daily flights and excellent accommodations for private aircraft, ensuring that ScatterGun Lodge is both a secluded escape and a conveniently accessible destination.



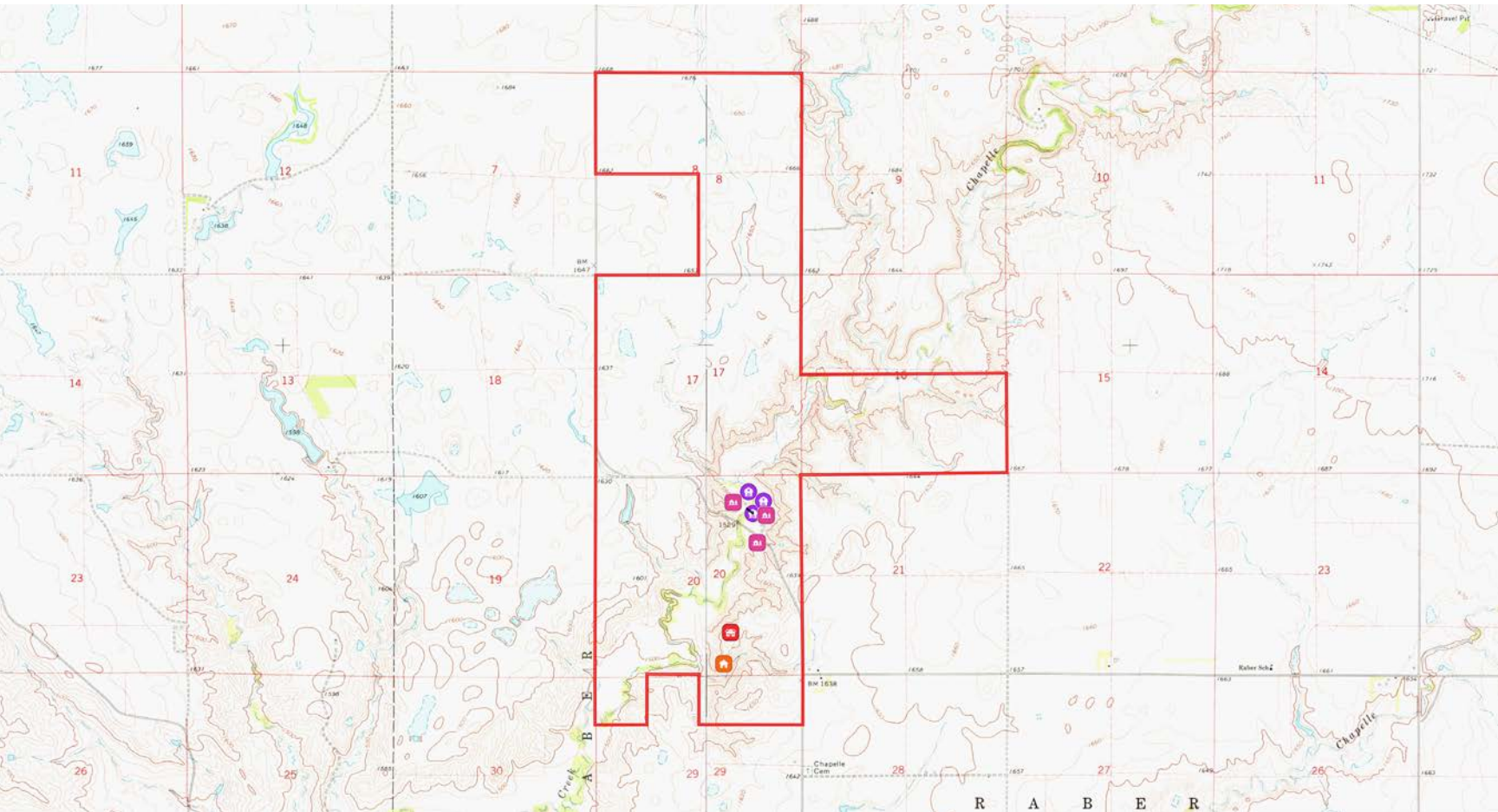


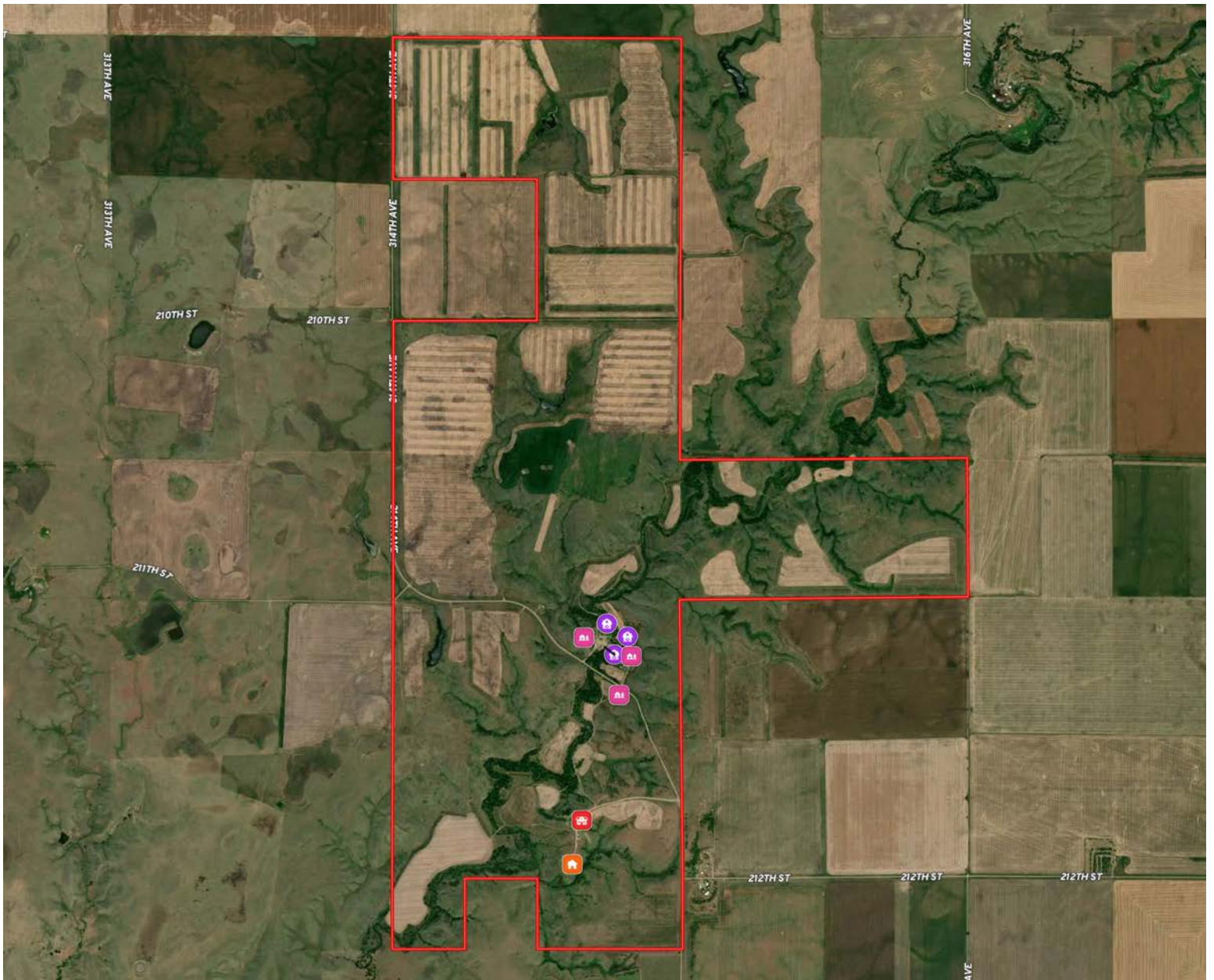
Indeed, ScatterGun is not just purchased; it's adopted into one's lifestyle, promising a legacy of conservation, luxury, and adventure that few can dream of owning. Whether you are watching the sunset over the fields, hosting guests in the sprawling lodge, or enjoying a quiet morning on the river chasing Walleyes, every moment at Scattergun Lodge becomes a cherished memory, a story waiting to be told. In an age where every property claims uniqueness, here lies a truly one-of-a-kind refuge combining adventure, relaxation, and luxury. ScatterGun Lodge is the heartbeat of Pheasant Country.

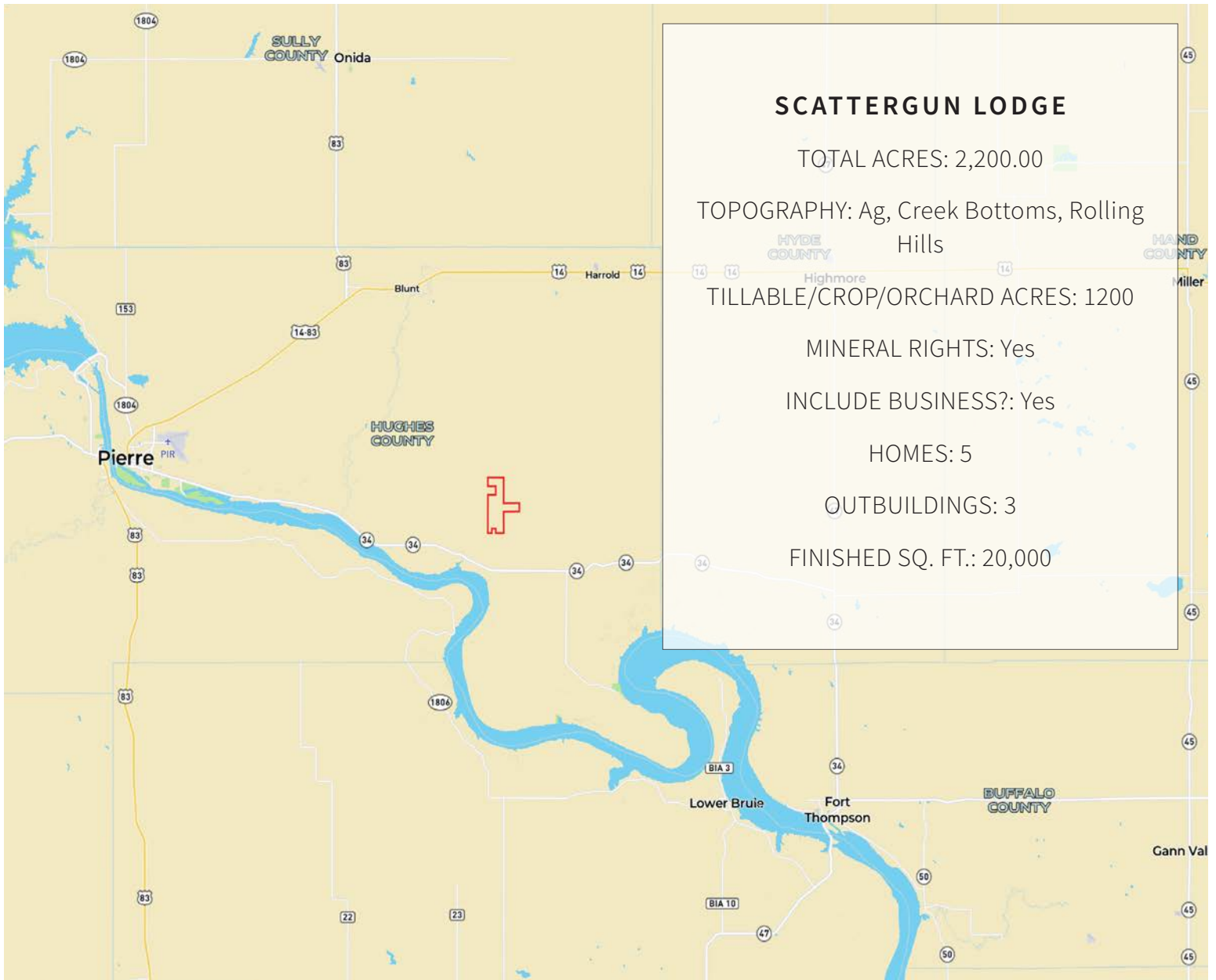
For your own, personal, qualified showing please contact, Jake Hyland or John Herrity

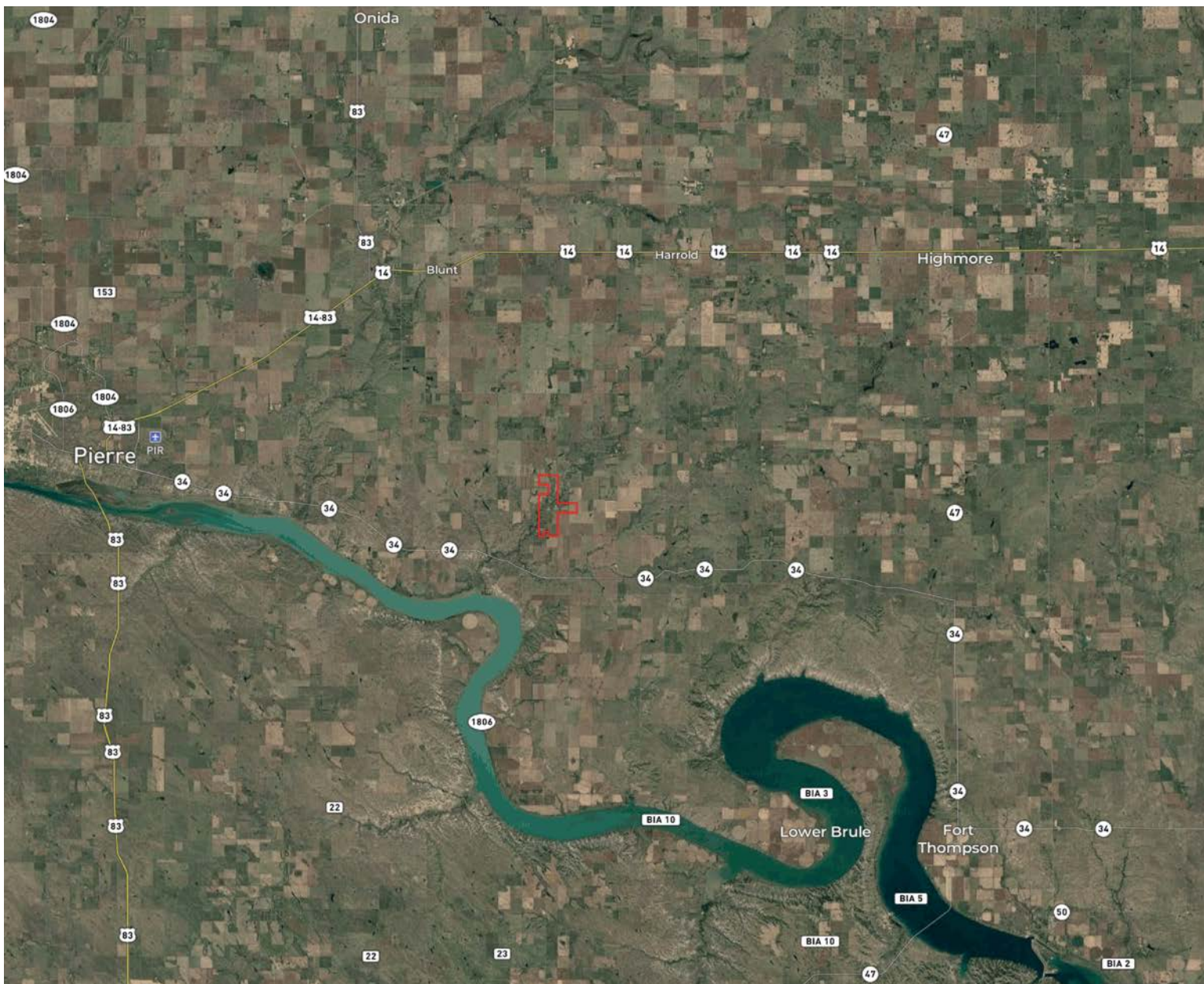


MAPPING











Exclusively Presented By:

JAKE HYLAND
Broker Associate

Licensed in CO, WY, & SD

970.227.8990 | Jake@HaydenOutdoors.com

JOHN HERRITY
Sales Manager/Broker

Licensed in CO, SD, IA, NE, AK, & MN

970.685.0645 | John@HaydenOutdoors.com

www.HaydenOutdoors.com