

# HS Bar Ranch

454.56 Acres

Lawrence County, SD

\$3,364,000



HAYDEN  OUTDOORS.



# HS Bar Ranch

TOTAL ACRES:

454.56

PRICE:

\$3,364,000

COUNTY:

Lawrence County

CLOSEST TOWN:

Lead, SD

*Presented by*



**Jeff Garrett**

📍 Licensed in SD

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**HAYDEN OUTDOORS.**  
**REAL ESTATE**







### **Property Summary**

Never before offered for sale, The HS Bar Ranch is poised to become an alluring destination for adventure seekers and those who wish to find solitude in the beauty of the majestic Black Hills. The ancestors of the owners homesteaded the 3 contiguous tracts in the early 1900's. It is now available to be the foundation to build your dream and legacy. Rarely does a Black Hills property the size and caliber of The HS Bar Ranch come available.





## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Turkey  
Natural Spring  
Skiing/Snowmobiling/Snow Sports  
Solar  
Timber  
Wooded  
State Hunting Unit: Elk Unit - H1A

## Land Details

Address: Highway 85, Lead, South Dakota 57754  
Closest Town: Lead, SD  
Total Acres: 454.56  
Deeded Acres: 454.56  
Zoning: Ag  
Elevation: 6300  
Mineral Rights: Yes

Any mineral rights appurtenant to the property owned by the sellers will transfer with the real estate. Seller makes no representations or warranty with regard to the actual mineral interests held by the seller. All prospective Buyers will be responsible to have an independent mineral right search performed to determine the extent of mineral ownership.

Estimated Taxes: \$513 - 2024

Source of lot size: Assessor/Tax Data





## Land

This secluded legacy ranch encompasses 454.56± acres of aspen lined meadows and pine-forested terrain. It is uniquely situated with direct access from Highway 85, yet 95% of the border adjoins the Black Hills National Forest. It is located just 20 miles west of historic Deadwood, 9 miles from the mouth of Spearfish Canyon and just 4 miles from Trails Head Lodge. A new solar powered well was drilled 7 years ago providing water for livestock and wildlife with adequate flow to also supply a new home. For those wanting to continue the current ag operations, the herd of approximately 82 cow/calf pairs could be purchased separately along with a “Term Grazing Land Permit” with the forest service. It is highly regarded for its privacy, extensive grazing resources, and diverse wildlife populations, which include elk, deer, and turkey. The property ranges in elevation from 6,300 feet at the lower end to 6,500 feet.

The HS Bar Ranch offers enticing possibilities for the discerning buyer seeking a wise investment or a beautiful place to call home with stunning views and a rich history. It offers the best of South Dakota recreation as well as an opportune investment including development potential

Wildlife viewing and hunting both on and around the property serve as another primary attraction of The HS Bar Ranch. The area is home to elk and white-tailed deer, turkey as well as mountain lion and a variety of common birds and smaller animals. White-tailed deer are plentiful on the property throughout the year and elk typically move onto the ranch in the fall and winter. There is a good possibility that a new owner would qualify for a landowner elk tag. Fifty percent of the licenses in each hunting unit are available to persons who qualify for landowner-operator preference. A minimum of 240 acres of land within an elk unit which has had at least 500 days of elk use since the last day of the previous application period is required to qualify. An elk use day is any day an elk feeds or waters on private land.





## Recreation

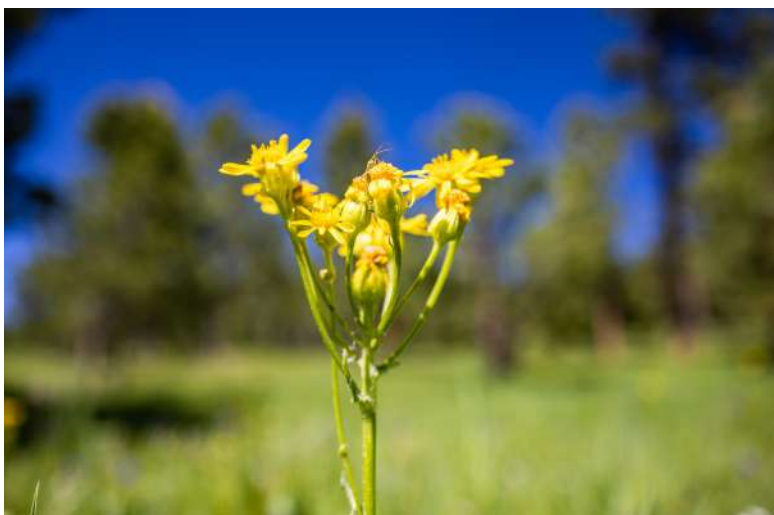
From hiking, biking, climbing, skiing, snowmobiling and snowshoeing, the Black Hills National Forest offers recreation activities for all ages, stages and interests. Adjoining the property are The Eagle Cliff Trails, a non-motorized recreational experience resource that maintains trails for winter cross-country skiing and snowshoeing. One of the trails actually traverses a portion of the ranch. The Trails Head Lodge, the central hub of the snowmobile system, is located 4 miles west. It provides lodging, snowmobile rental and UTV rentals. The attractive features of the Black Hills National Forest, Custer State Park, and area National Parks, Memorials, and Monuments are the foundation for the local recreation economies. Amid the splendid scenery of the Black Hills National Forest are 11 reservoirs, 30 campgrounds, 26 picnic areas, 2 scenic byways, 1,300 miles of streams, 13,000 acres of wilderness, 353 miles of trails, and much more.











The Black Hills National Forest covers more than 1.2 million acres in western South Dakota and northeastern Wyoming, with activities for just about anyone who likes to spend time outdoors. Known as an “Island in the Plains,” the hills rise out of the prairie creating a variety of terrain for activities ranging from mountain biking to rock climbing to hiking. Off-road enthusiasts will love exploring more than 600 miles of ATV trails throughout the forest that weave through canyons and gulches, across plains, and past amazing rock formations.

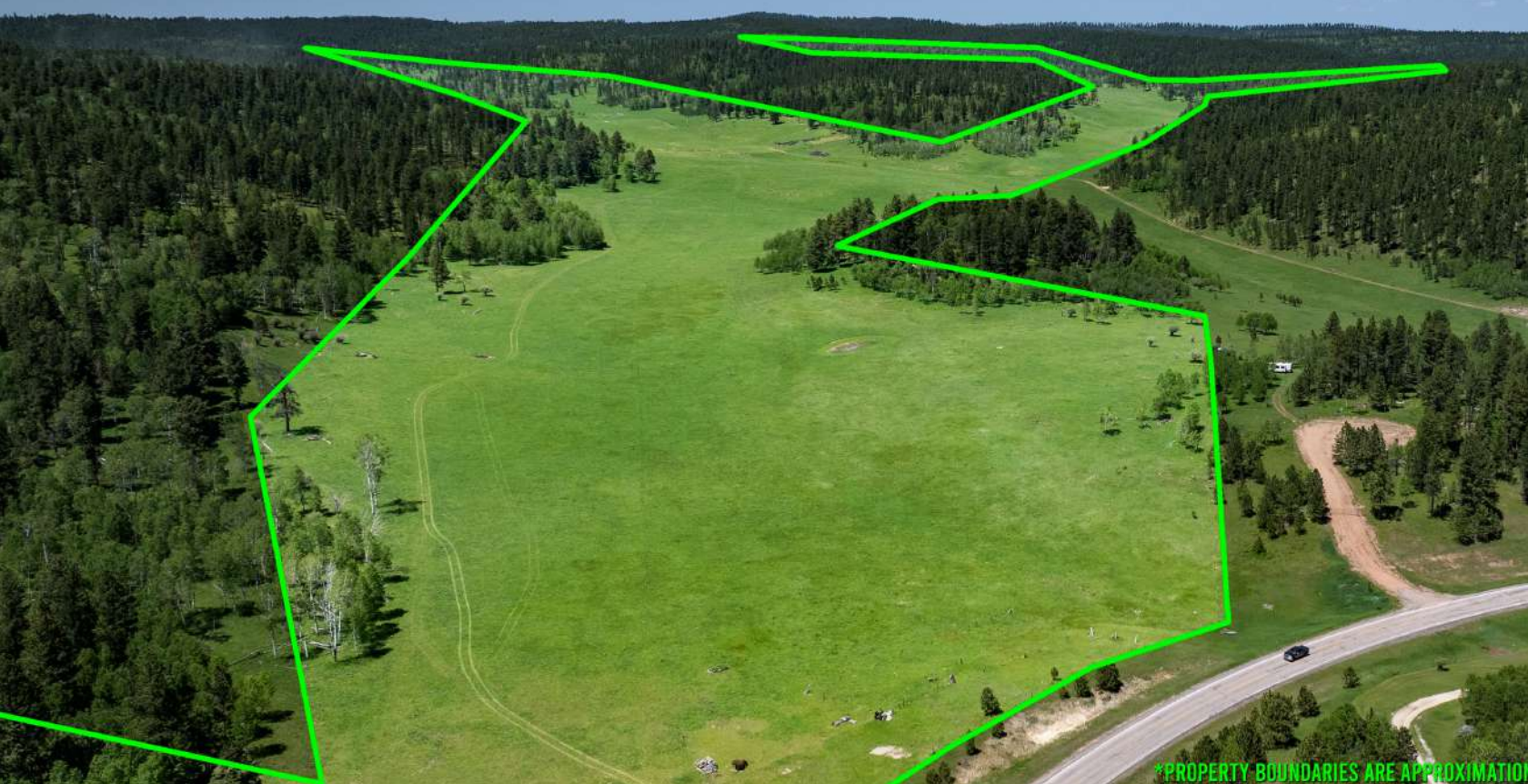
Snowmobiling has really come of age in the Black Hills with the development of a 350-mile network of marked, mapped and groomed snowmobile trails. The trails lead up through deep canyons, weave through the pine forests and ascend to summit lookouts. The trails also open onto huge, untracked meadows and play areas where the powder-floating is superb! Full-time staff grooms the trails every night. The good word about quality riding spreads quickly among snowmobilers. The Black Hills Snowmobile Trail system ranks in the top ten places to ride in North America, according to editions of SnoWest magazine and SuperTrax International. The system gained special recognition for grooming, signage, maps and services.











### **Water/Mineral Rights & Natural Resources**

The property is serviced by a private solar well drilled less than 7 years ago that is approximately 340 feet deep. The well log shows that it is in the Madison formation and produces 15 gallon per minute. There are also several springs providing additional water

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The perimeter of the property is not fenced except along the highway. 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.





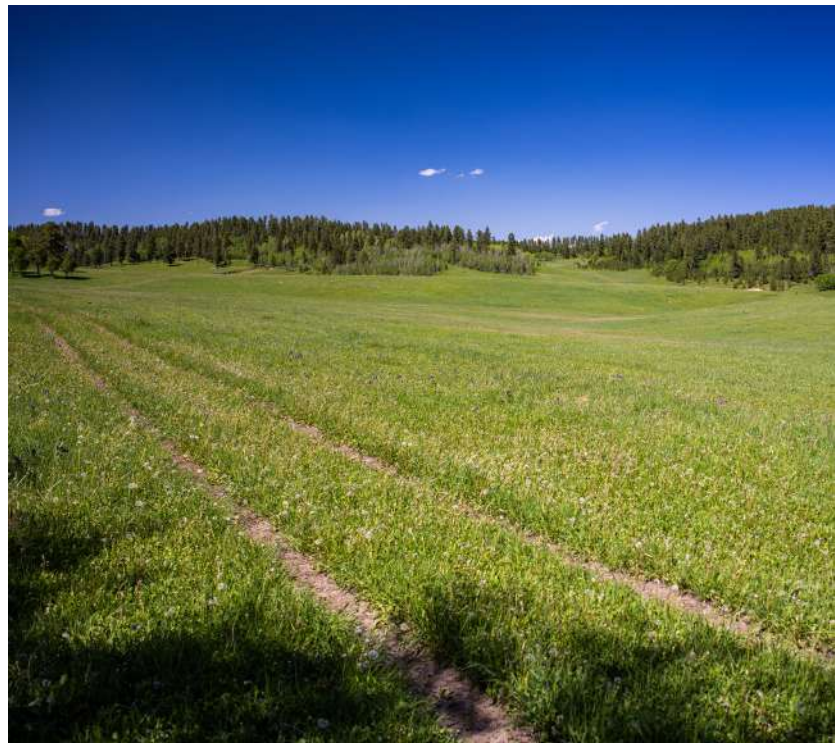




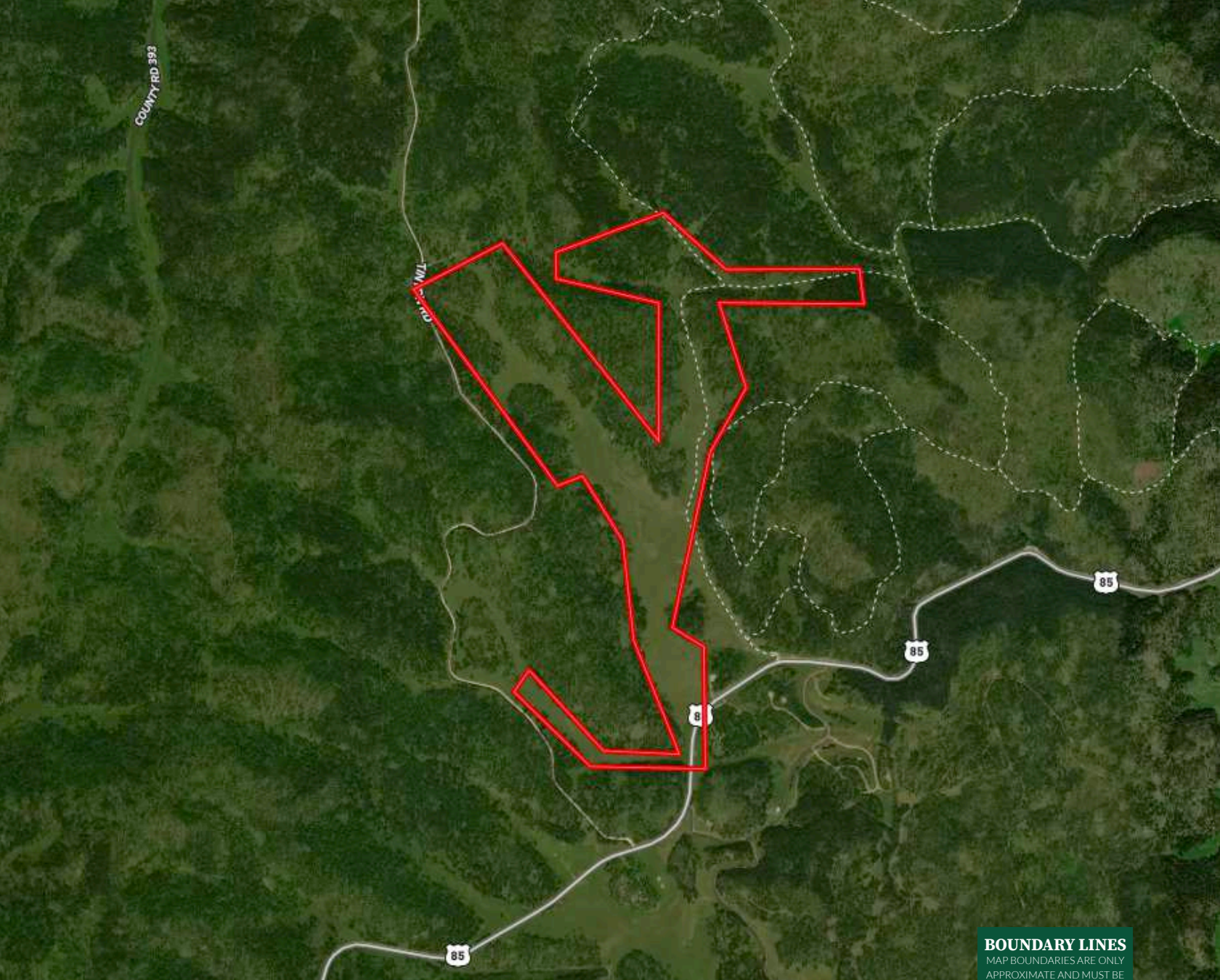


## History

Life is what happens when you stop counting time and begin searching for your place in the sun. This is a place of inspiration and solitude. The possibilities and opportunities are as endless as the Western Sky. Steeping ourselves in beauty is one of the most practical investments one can make. By sharing this beauty with other loved ones, you will be developing memories and building eternal legacies. The HS Bar Ranch is where you and your family can make memories that will last a lifetime, a place where your dreams can become reality. This property offers many possibilities such as premier ranch estate, development, and multiple streams of income from grazing, timber and hunting.

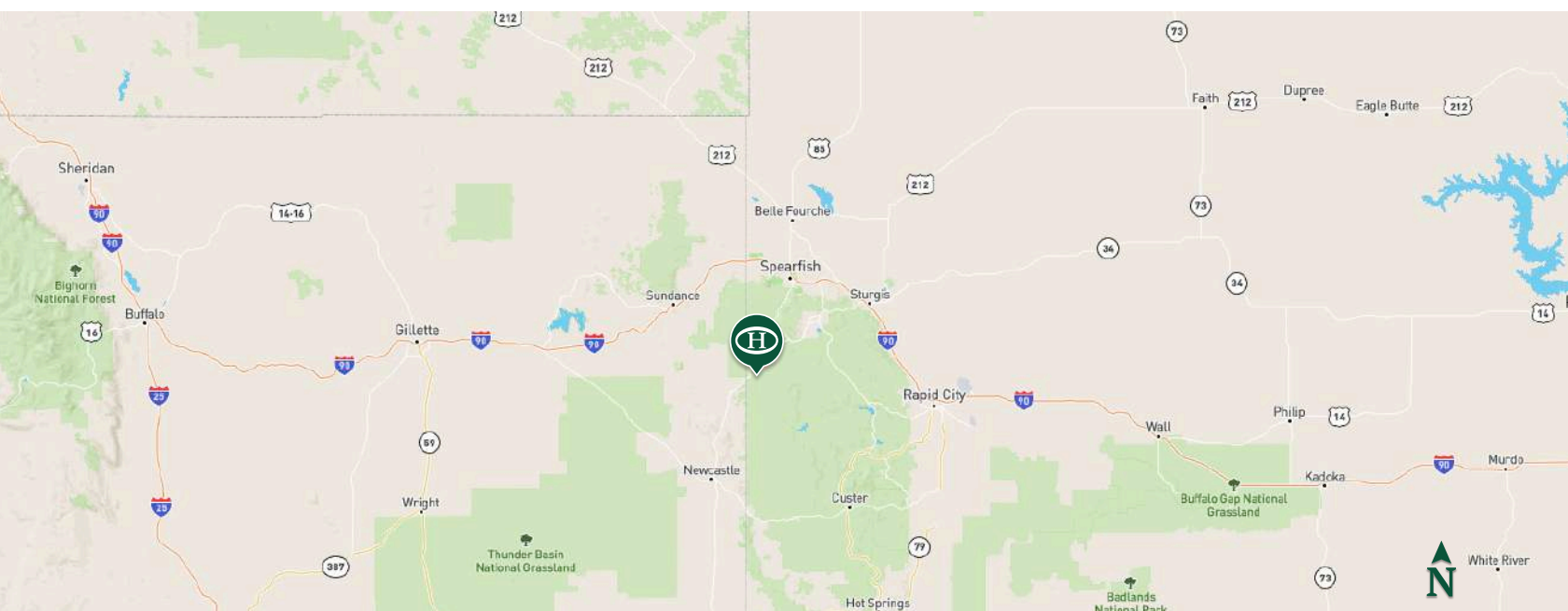






 Boundary

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







## 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 bring buyers to purchase our properties. We offer cooperating 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*

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testimonials







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 200 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 Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)

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