

Sunset Lodge

3.85 Acres | Sully County, SD | \$1,200,000



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Activities & Amenities

Campground

Fishing

Hotel/B&B/Resort

House/Cabin

Income Producing

Lodge/Resort

Outbuilding/Barn/Shed/Shop

Outfitting/Guide Service

Recreational Business

Water View

Land Details

Address: 28281 182nd street, Pierre,
South Dakota 57501, USA

Total Acres: 3.85

Deeded Acres: 3.85

Include Business?: Yes



About This Property

Discover the chance to own an iconic piece of South Dakota history with Sunset Lodge, a well-established lakeside retreat founded in 1964. Situated on 3.85 scenic acres overlooking the breathtaking shoreline of Lake Oahe, this turnkey property combines rustic charm with modern upgrades—making it ideal for a hospitality venture or a private getaway.





Land

Discover a rare opportunity to own a piece of South Dakota history! Established in 1964, Sunset Lodge has long been a favorite destination for outdoor enthusiasts, offering world-class walleye fishing, upland game hunting, and unforgettable sunsets over Lake Oahe.

Set on 3.85 scenic acres in central South Dakota, this well-maintained property overlooks the stunning shoreline of Lake Oahe and is just minutes from the Bush's Landing boat ramp.

Blending rustic charm with modern comforts, Sunset Lodge features:

- A full-service restaurant and bar, perfect for hosting guests
- 15 motel-style rooms for convenient guest lodging
- 17 fully equipped campsites with established shade trees
- One cozy sleeping cabin for additional guest accommodations
- A clean, air-conditioned fish cleaning station
- A dedicated bait room for guest convenience
- The original steakhouse, now converted into guest lodging that sleeps 7
- A clean and comfortable trailer home
- A spacious 4-bedroom, 2-bath residence, ideal for owners or caretakers





Since 2016, the current owners have made significant upgrades, making Sunset Lodge a truly turnkey operation. Recent improvements include:

- A fully updated kitchen and bar
- New heating and air conditioning systems
- Upgraded electrical system
- Connection to rural water
- New siding, windows, and doors
- And much more

Whether you're looking to operate a thriving hospitality business, create a private lakeside retreat, or share South Dakota's unmatched natural beauty with guests, Sunset Lodge is ready for its next chapter.

The sunsets are legendary. The fishing is unbeatable. And the opportunity is one-of-a-kind.





Recreation

Lake Oahe is one of the largest man-made reservoirs in the United States, created by the construction of the Oahe Dam, which began in 1948 and was completed in 1962. Spanning nearly 231 miles from Pierre, South Dakota, north into North Dakota, Lake Oahe covers over 370,000 acres of water surface, offering exceptional recreational, environmental, and economic value to the region.

Part of the mighty Missouri River system, Lake Oahe is renowned for its premier freshwater fishing, drawing anglers from across the country. Popular species include walleye, northern pike, smallmouth bass, chinook salmon, catfish, and perch.

The area is also a renowned destination for pheasant, deer, and waterfowl hunting, making it a year-round haven for outdoor enthusiasts. Additional recreational activities include boating, camping, hiking, wildlife viewing, and exploring historic and cultural sites tied to Native American heritage and the Lewis & Clark Expedition.

Location

Sunset Lodge is ideally located just 32 miles north of Pierre, the state capital. Pierre Regional Airport offers daily flights to and from Denver, Colorado, providing easy access for both local and out-of-state guests. The area is also served by a municipal airport, offering further convenience for private and charter aircraft.

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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 regard 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.

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"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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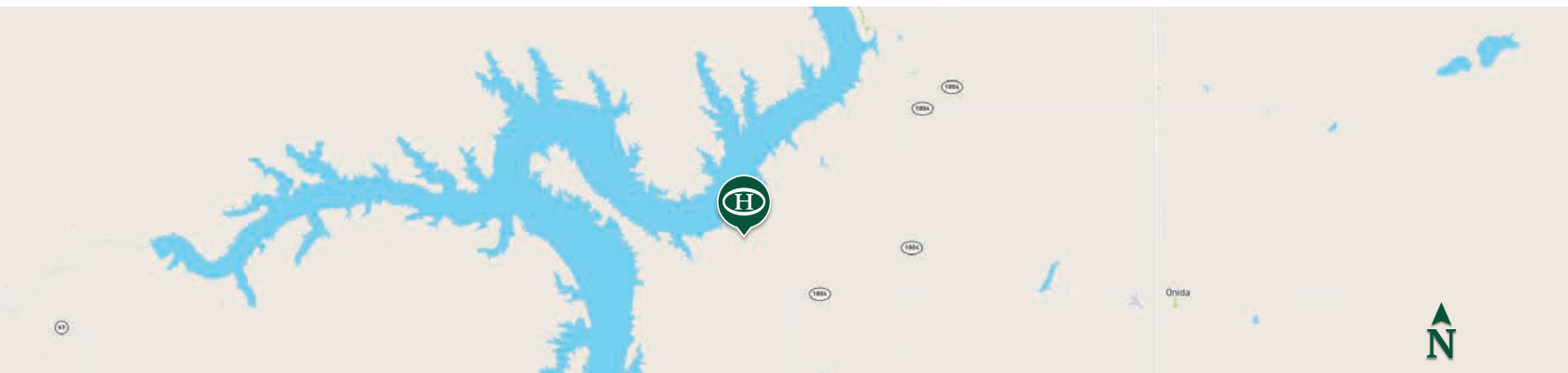




 Boundary

BOUNDARY LINES

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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