

Redwater Ranch

905.60 Acres

Butte County, SD

\$7,240,000



HAYDEN  OUTDOORS.

Redwater Ranch

TOTAL ACRES:

905.60

PRICE:

\$7,240,000

COUNTY:

Butte County

CLOSEST TOWN:

Spearfish, SD

Presented by



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About This Property

Redwater Ranch spans 905.6± acres just north of Spearfish, South Dakota, with nearly 1.5 miles of Redwater River frontage, productive hay ground, native pasture, pine-covered ridges, and towering red bluffs. The ranch supports excellent populations of elk, mule deer, whitetail deer, turkey, and trout fishing while offering grazing potential, multiple build sites, and direct access to the recreation and beauty of the Black Hills region.

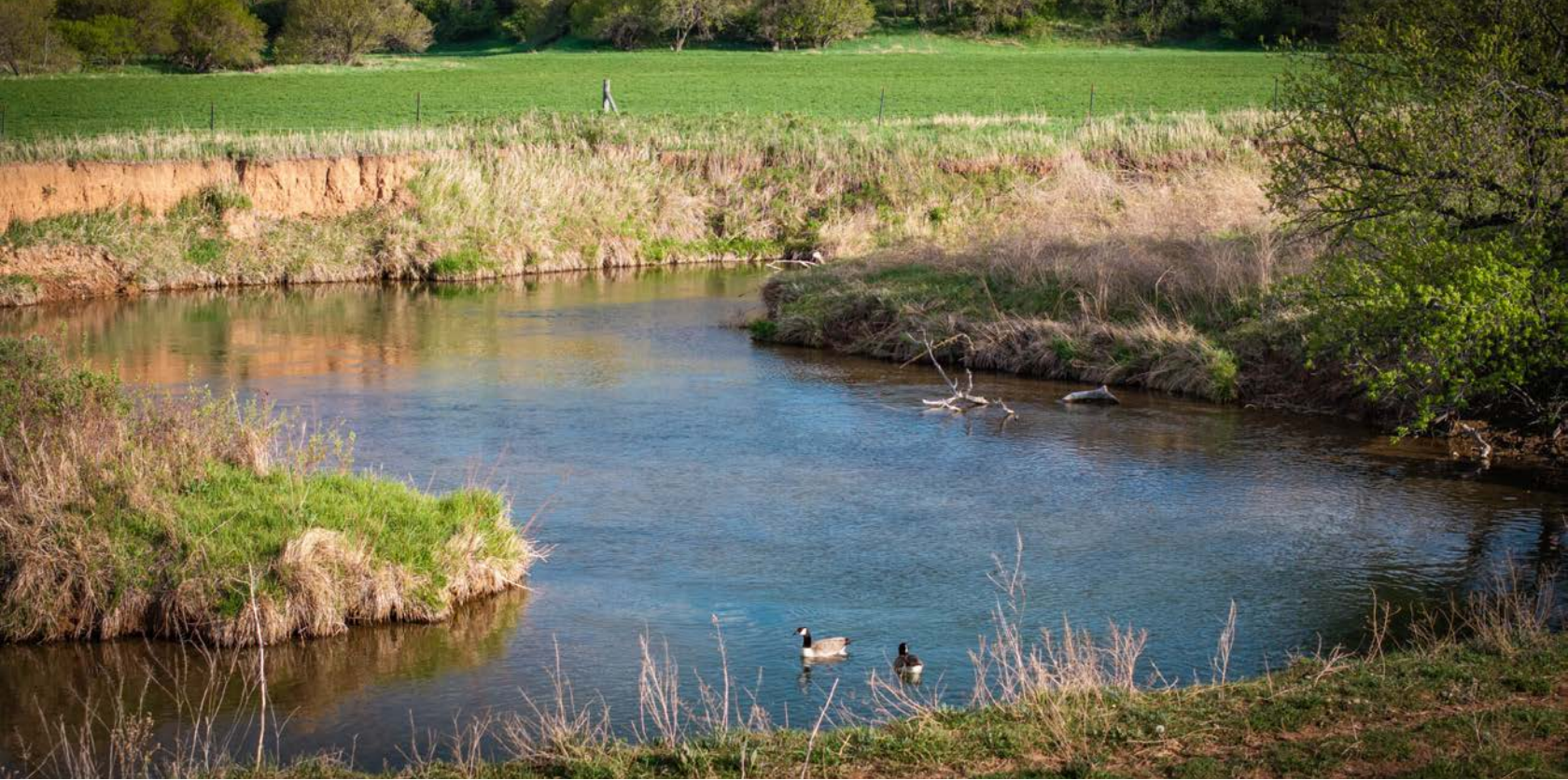


Activities & Amenities

Development Potential
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Irrigation
Stream/River
Timber
Wooded

Land Details

Address: TBD Redwater Road, Spearfish, South
Dakota 57783, USA
Closest Town: Spearfish
Total Acres: 905.60
Deeded Acres: 905.60
Zoning: Ag
Tillable/Crop/Orchard Acres: 124
Timber Land Acres: 300
Pasture Acres: 480
Estimated Taxes: \$1,945 - 2025
Source of lot size: Unknown



Land

Redwater Ranch captures the character of a larger western ranch while remaining within minutes of Spearfish and the northern Black Hills. The landscape transitions from productive riverbottom ground and rolling native grass valleys into timbered draws, rugged breaks, and elevated ridgelines overlooking the surrounding countryside.

Nearly 1.5 miles of Redwater River winds through the ranch, providing year-round live water, productive habitat, and quality trout fishing directly on the property. The diversity of terrain creates both visual appeal and functionality, offering strong grazing ground, excellent wildlife cover, and multiple elevated homesites with commanding views.

The ranch carries the scale and privacy expected of a premier western holding, yet remains highly accessible and usable across a wide range of recreational and agricultural pursuits. **Potential conservation easement opportunities may exist, offering future owners the ability to preserve the ranch's natural character, wildlife habitat, and open space for generations to come.**

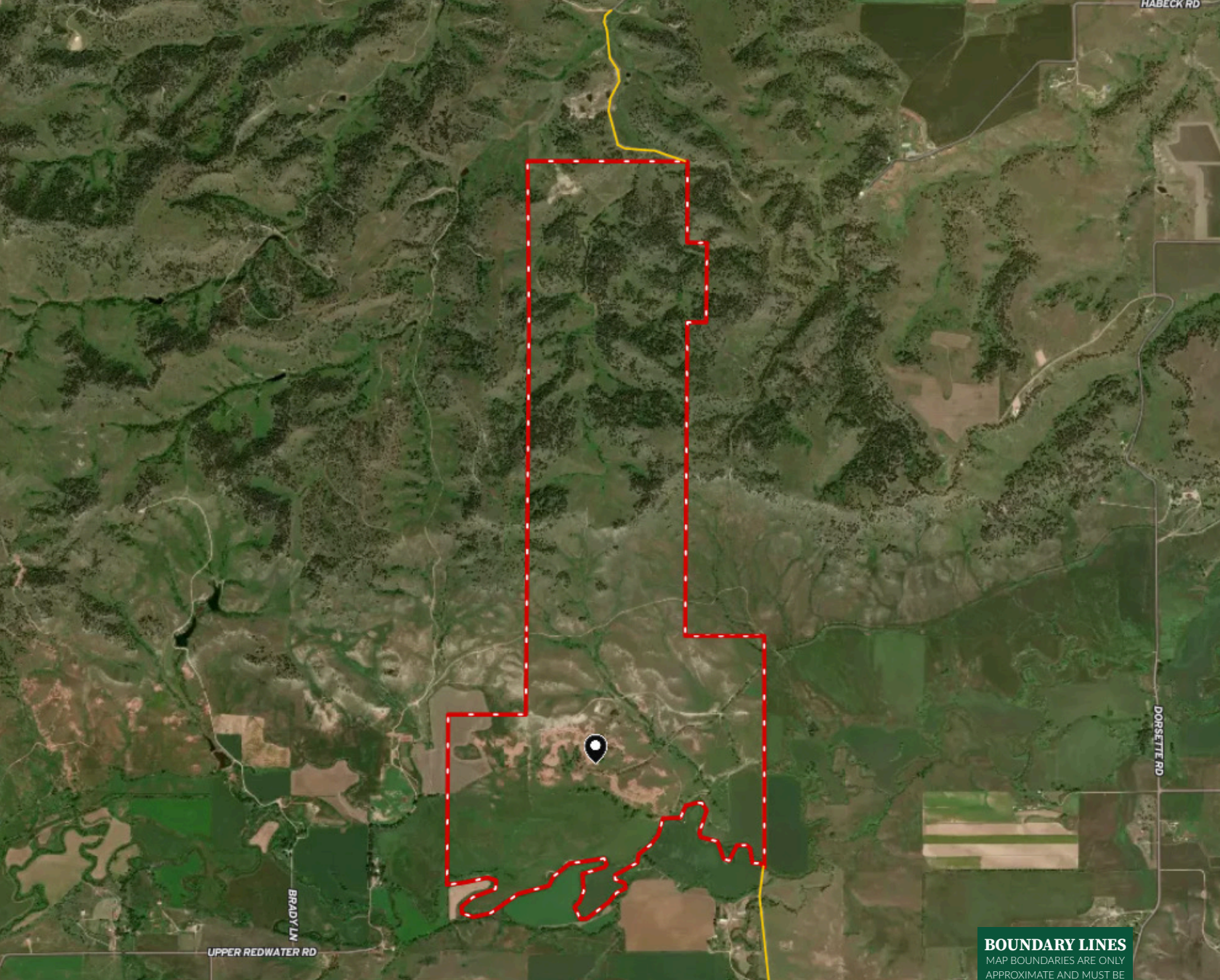
Recreation

Redwater Ranch supports exceptional populations of elk, mule deer, whitetail deer, turkey, and other native wildlife species. Live water, timbered bedding areas, native grass valleys, and natural travel corridors create outstanding habitat throughout the ranch and contribute to consistent year-round wildlife activity.


Redwater River serves as a defining feature of the property, offering quality trout fishing alongside the broader hunting and recreational opportunities that make this area of western South Dakota so highly regarded.

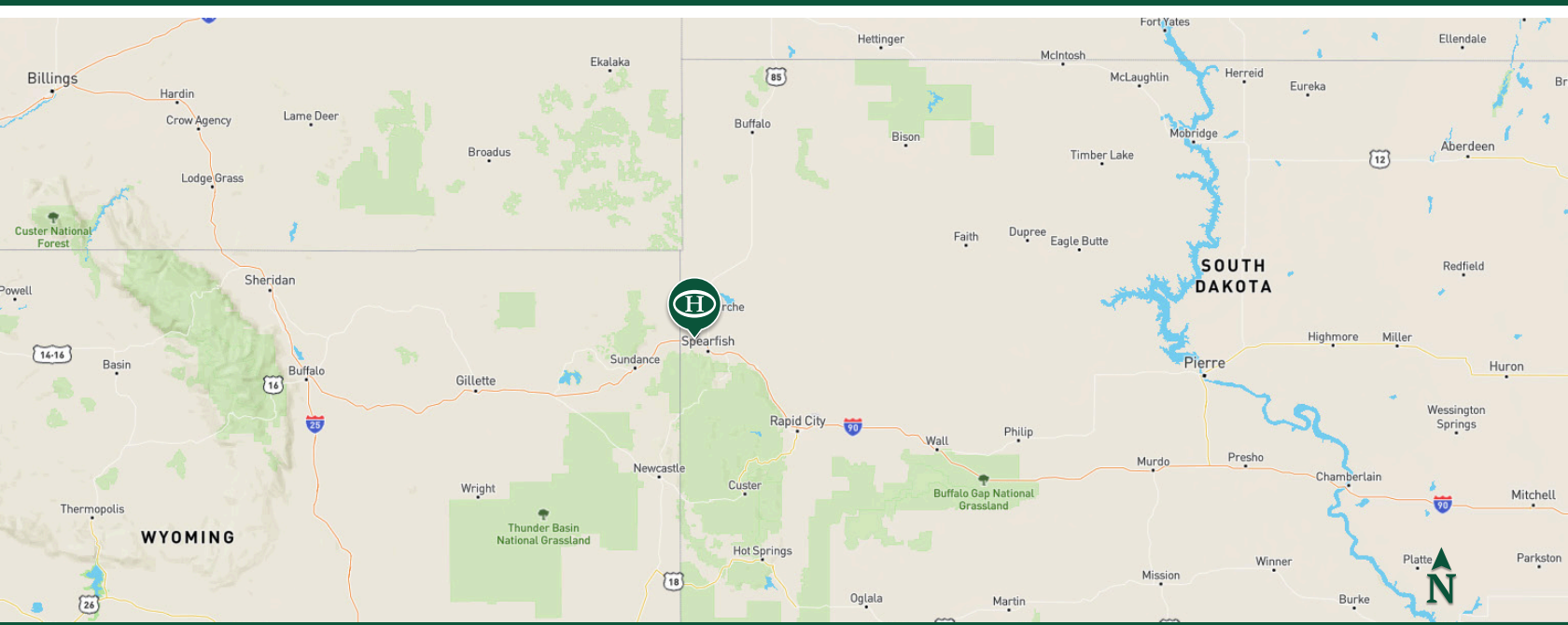






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Agriculture

Redwater Ranch offers strong functionality for a cow/calf operation with a balanced combination of productive bottom ground, native pasture, and usable range. The ranch consists of approximately 124± FSA cropland and hay acres, 480± acres of open pasture and grazeable native range, and an estimated 300± acres of timbered draws, pine ridges, river corridor, and rugged recreational terrain.

The hay ground provides the opportunity to raise feed, produce winter hay, or transition portions into corn or additional forage production if desired. Combined with extensive grazing acreage and reliable live water, the ranch offers practical agricultural utility without sacrificing recreational quality.

Location

Properties of this scale and composition seldom become available in the Spearfish and northern Black Hills market. Redwater Ranch combines live water, productive ranch ground, strong wildlife habitat, and immediate proximity to one of western South Dakota's most desirable communities within a single contiguous holding.

The combination of trout-bearing river frontage, elk and mule deer habitat, functional agricultural use, dramatic terrain, and long-term investment appeal positions Redwater Ranch as a true legacy property in the Black Hills region.







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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 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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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

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