

Bear Ridge Compound

120.00 Acres

Lawrence County, SD

\$5,200,000



HAYDEN  OUTDOORS.

Bear Ridge Compound

TOTAL ACRES:

120.00

PRICE:

\$5,200,000

COUNTY:

Lawrence County

CLOSEST TOWN:

Spearfish, SD

Presented by



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**HAYDEN
OUTDOORS**
REAL ESTATE





Property Summary

Bear Ridge Compound is a 120-acre turnkey property on Bear Ridge Road in the Black Hills region of western South Dakota. The property rises from Beaver Creek on the east boundary through rolling pasture, stands of ponderosa pine and hardwood timber, three interior canyons, to improved benches where the main residence, the Cow Palace lodge, a private grass airstrip, and two fully finished guest cabins are sited.





Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game
Income Producing
Lodge/Resort
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Timber
Water Rights

Land Details

Address: 20072 Bear Ridge Rd,
Spearfish, South Dakota 57783, USA
Closest Town: Spearfish
Total Acres: 120.00
Deeded Acres: 120.00
Zoning: Ag
Water Rights: Yes
Estimated Taxes: \$10,581 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Parking Types: Detached Garage,
Attached Garage, Driveway

Land

The property contains 120 contiguous deeded acres platted into two parcels – the East 80 and the West 40 – as described in the recorded plat. Topography varies from level improved benches at the residential and lodge areas to three steep, timbered canyons that cut into the property from the east and south. Elevations rise from the lower meadows along Beaver Creek on the east boundary to the open bench country on the west. The land offers a combination of hayed meadow, improved pasture, timbered canyon walls, and rocky outcroppings that typify the transition country where the Black Hills meet the surrounding prairie.

The West 40 encompasses the improved western bench where the main residence is sited, mature ornamental grounds, and the primary Bear Ridge Road approach.

The East 80 encompasses the operational bench ground carrying the lodge, airstrip, and shop complex, and transitions east through open pasture, tree belts, and the three interior canyons to the spring canyon and one-acre pond at the eastern boundary. Beaver Creek forms the eastern boundary of the property. The spring canyon feeding the pond retains seasonal flow and supports the wildlife habitat across the eastern reaches of the East 80. Two fully finished cabins at 2,400 and 1,700 square feet are sited near the pond on the east end, providing immediate habitability for guest and family use.

The game fence perimeter is approximately 1.1 miles in total length, enclosing the managed habitat. Interior rock and gravel road and pad infrastructure measures approximately 2,474 linear feet across the property, providing all-weather access to primary improvements on both parcels. Seasonal dirt trails extend beyond the cabin sites into the backcountry canyons of the East 80, accessing the most secluded ground on the property. Soil types on the improved benches are loam to clay loam, with rockier soils on canyon sides and alluvial ground along the spring and lower eastern boundary. Buyers seeking specific soil capability ratings may consult the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey using the recorded legal description.

A live spring feeds a one-acre pond on the east end of the property. Over 1.1 miles of game fencing encloses the managed habitat area that has matured under the current ownership.

The ranch is organized around two complementary zones. The West 40 holds the 6,536 square foot custom main residence, mature ornamental grounds, and improved primary access from Bear Ridge Road. The East 80 holds the Cow Palace lodge, the 1,750-foot private grass runway, the full shop complex, the primary water wells and cisterns, two fully finished guest cabins at 2,400 and 1,700 square feet, and the spring-fed pond – a self-contained operational and recreational estate capable of running entirely independent of the main residence.





Improvements

West 40 – Residential Parcel

The main residence is a 6,536 square foot custom home with an attached two-car garage. The main floor features 2 master bedrooms, one with a rock fireplace, a mud room with 1/2 bath and laundry, and a full kitchen with new appliances. The large great room has a rock fireplace sourced from the property. The lower floor has a second full kitchen, bedroom with full bath and 2 walk-in closets and a second laundry room. The lower level has a private entrance, allowing it to be a totally separate living facility. This level also features a 6,000-bottle wine room and an additional gun/hobby room. The upper level is currently being utilized as an office and could be utilized as one or two additional bedrooms. It has a full bathroom.

Wraparound decking covers 1,473 square feet across two sides of the home, capturing the prevailing views from the improved bench. Concrete drives and walks total 3,500 square feet. Supporting outbuildings include a 504 square foot ATV shed and a 240 square foot meat shed. There is also a large root cellar on the north side of the house. The home yard contains seventy mature trees, a west tree belt, a house tree belt, raised and curbed tree and flower

beds, and five mature apple trees. All landscaping is fully established and requires no startup capital to maintain at its current presentation level.

East 80 – Operational and Recreational Parcel

The Cow Palace lodge measures 2,264 square feet and is configured as a full-service lodge capable of hosting hunting parties, family gatherings, and extended guest stays entirely independent of the main residence. The lodge has a western theme and features a full kitchen and wet bar. It is set up to accommodate 20 bunk beds in 2 separate rooms. Between the rooms are 3 sinks, 3 showers, 2 toilets, 2 urinals and a laundry area. The lodge sits near the grass airstrip, placing arriving aircraft and lodge guests within minimal ground travel of each other.

The private grass airstrip is a 1,750-foot turf runway oriented to the prevailing local winds. This improvement is among the rarest amenities in the Black Hills land market at this acreage and cannot be permitted, sited, and constructed at will on most properties in the region. The airstrip positions the ranch within a same-day private flight of the Colorado Front Range, the Twin Cities, and the Texas market, making the property genuinely accessible as a primary retreat from any of those origin points.





The shop complex consists of 3 buildings: the original shop at 830 square feet, a tarp shed at 448 square feet, and a new shop at 1,536 square feet. The new shop was completed in 2025 and is set up to be a large greenhouse if desired. The three buildings collectively provide storage, equipment servicing, and workshop capacity for both ranch operations and aviation support.

Two fully finished guest cabins are sited near the spring-fed pond on the east end of the parcel. Cabin 1 measures 2,400 square feet and Cabin 2 measures 1,700 square feet. Both are move-in ready with no finish work remaining. The combination of the lodge and two fully finished cabins gives the East 80 the capacity to host multiple parties simultaneously under a single ownership. Supporting structures near the pond include a 120 square foot pond house and a 200 square foot cannon shed.



Two operating water wells serve the property. Five installed cisterns provide stored capacity for domestic, livestock, and emergency use. A well share agreement governing the shared well that serves both parcels will be executed and recorded at closing. The agreement runs with the land and binds all future owners of both parcels. A 55 kW generator is centrally located and can provide power to all buildings.

Property-Wide

Over 1.1 miles of game fencing with gates and braces encloses the managed habitat area. Interior fencing includes two-rail and three-rail sections consistent with the property's multipurpose use. Rock and gravel road and pad infrastructure totaling approximately 2,474 linear feet provides all-weather access to the primary improvements across both parcels.





Recreation

The recreational program at the Bear Ridge Compound is defined by three elements that rarely converge on a single Black Hills property at this size: a private grass airstrip, a managed game-fenced habitat, and a live spring-fed pond. Wildlife known to frequent the property includes: elk, two deer species (whitetail and mule deer), mountain lion, bobcat, fox, coyote, dove, grouse and an occasional pheasant.

Each of these stands alone as a meaningful amenity. Together they constitute a recreational compound without a direct comparable in the current marketplace.

The airstrip places the ranch within a short flight of most regional destinations and opens the property to buyers for whom aviation is part of daily life. Buyers from Colorado, Minnesota, or Texas arrive by private aircraft and are at the Cow Palace lodge within minutes of landing. No commercial connection, rental car, or extended ground drive is required.

The game-fenced interior has been managed under the current ownership and has produced mature resident wildlife documented on trail cameras throughout the property. Open benches, timbered canyons, water, and established cover combine to support both resident and transient species.

The three interior canyons offer natural travel corridors and secluded stand locations. The spring canyon feeding the east pond is the most undisturbed ground on the property, offering wildlife observation at a level that open or unmanaged ground of this size rarely achieves.

The one-acre spring-fed pond holds water year-round. The pond house and the two fully finished cabins are positioned to take full advantage of the east country, offering wildlife viewing and a private retreat separated from the operational core of the ranch by the natural terrain of the spring canyon and surrounding timbered slopes. Cabin 1 at 2,400 square feet and Cabin 2 at 1,700 square feet are both move-in ready, providing immediate capacity for family groups, hunting parties, or extended guest stays – all without displacing occupants of the main residence or the Cow Palace lodge.

Additional recreational infrastructure includes the ATV shed, the interior road and pad network, and the seasonal trails extending into the backcountry canyons beyond the cabin sites. The lodge, the two fully finished cabins, the airstrip, and the fenced habitat together deliver a complete recreational program capable of hosting multiple groups simultaneously under a single ownership.



Agriculture

The open benches and meadow ground across both parcels support hay production and seasonal grazing in the rotation established under the current ownership. Tree belts provide windbreaks that extend the effective grazing and working season. The combination of improved pasture, windbreaks, and water makes the property adaptable to small-scale cattle, horse, or mixed livestock operations without the capital outlay required to develop agricultural infrastructure from a bare land purchase.

The property's agricultural utility is complementary to its recreational program. A buyer can run a modest cattle or horse operation alongside active hunting and aviation use without interference. The fenced perimeter, the interior road system, and the shop complex provide the working infrastructure needed to manage livestock at the scale appropriate to 120 acres in the Black Hills transition zone.

Buyers seeking specific hay production history, carrying capacity estimates, or grazing rotation data are encouraged to request that information from the seller during the due diligence period. Soil capability ratings are available through the USDA NRCS Web Soil Survey using the recorded legal description.

Water/Mineral Rights & Natural Resources

Water infrastructure is comprehensive and serves both parcels from a single shared system. Two operating wells are located within the East 80. Five installed cisterns provide stored capacity for domestic, livestock, and emergency use across the property. A well share agreement governing the shared well that serves both parcels will be executed and recorded at closing. The agreement runs with the land and binds all future owners of both parcels.

Surface water is exceptional for this acreage. A one-acre pond on the east end of the property is fed by a live spring. The spring canyon above the pond retains seasonal flow and supports the wildlife habitat across the eastern reaches of the East 80. Beaver Creek forms the east boundary of the property.

Mineral and subsurface rights will be conveyed as currently held by the seller. Buyers are encouraged to complete independent mineral due diligence during the inspection and due diligence period.

Timber and vegetation: ponderosa pine and mixed hardwood stands populate the canyon slopes. Open benches carry native and introduced grasses consistent with the Black Hills transition zone. Mature trees at the residence include apple, ornamental shade species, and windbreak rows established over the full ownership period.





General Operations

Bear Ridge Compound has been operated as a private family property and educational training facility with an integrated recreational and aviation program. Daily operations are supported by the main residence, the Cow Palace lodge, two fully finished guest cabins, the full shop complex, the grass airstrip, and the shared well system. The layout enables the owner to host guests and family groups without compromising the privacy of the main residence, and allows a small livestock operation to run alongside the recreational program without conflict.

Operating infrastructure is turnkey. Roads, pads, fencing, water, and shop capacity are all in place. A buyer steps into the existing operation on day one without startup capital for infrastructure that would otherwise take years and substantial expenditure to replicate. The airstrip is the kind of improvement that cannot be permitted, sited, and constructed on demand on most ranch properties, making this one of the scarcer operational recreational compounds at this size in the Black Hills market.

In a divided sale, the East 80 functions as a fully self-contained estate. The Cow Palace lodge, the two fully finished cabins, the airstrip, the shops, and the water infrastructure are all within the East 80 parcel, giving a buyer of that parcel immediate, complete operational capacity. The West 40 functions as a private residential parcel with its own access, mature grounds, and outbuildings.

Region & Climate

The Black Hills of western South Dakota are a forested uplift rising from the surrounding northern plains, producing a temperate semi-arid climate with four distinct seasons. Summers are warm with daytime highs typically in the seventies and eighties. Winters are cold with periodic snow, moderated somewhat in the foothill transition zone where this property sits. Annual precipitation in the region averages in the high teens to low twenties of inches, with the heaviest moisture arriving as spring rain and seasonal thunderstorms. The combination of elevation, aspect, and timber cover produces microclimates across the ranch that support the diversity of habitat and agricultural uses present on the property.





Region & Climate (cont'd)

The surrounding region is one of the premier recreational corridors in the northern plains. Custer State Park, Mount Rushmore National Memorial, the Black Elk Wilderness, Spearfish Canyon, and the Belle Fourche and Redwater River drainages all lie within a comfortable drive. Hunting, fishing, trail riding, and backcountry recreation are woven into the local culture and calendar, and the Black Hills attract buyers from across the country who value proximity to this corridor as both a lifestyle amenity and a long-term land asset.

History

Bear Ridge Compound has been assembled and improved by its current ownership as a private family property and educational training facility. The current configuration of the compound – the main residence, the Cow Palace lodge, the grass airstrip, two fully finished guest cabins, the shop complex, the game-fenced habitat, and the spring-fed pond – reflects the cumulative investment of that ownership over many years.

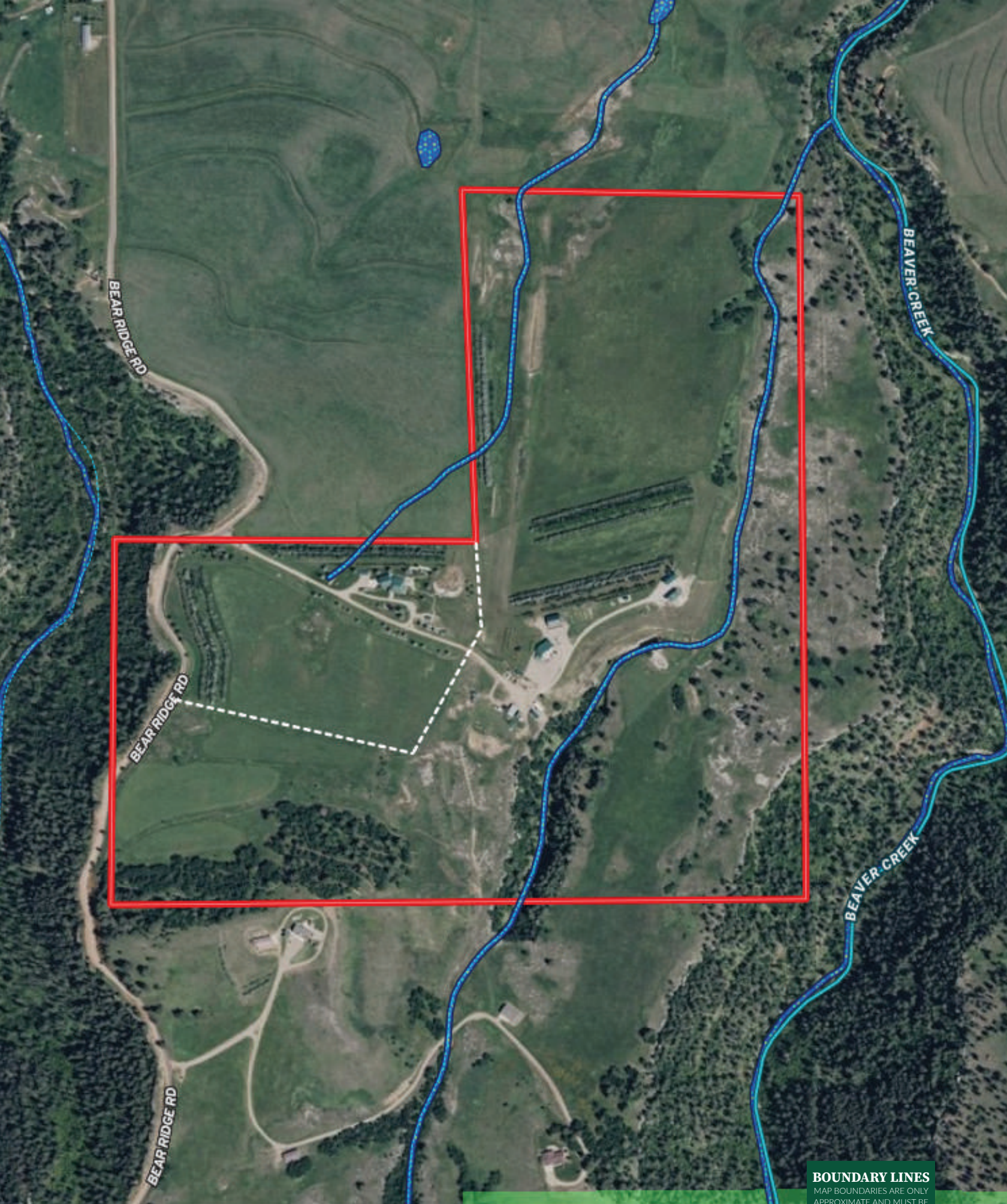
Bear Ridge Compound has never been publicly offered in its present form. A first-time offering of this caliber is a rare event in the Black Hills land market. The infrastructure, the habitat, and the improvements are the product of sustained private investment that cannot be replicated by a new buyer at today's construction and permitting costs.

Location

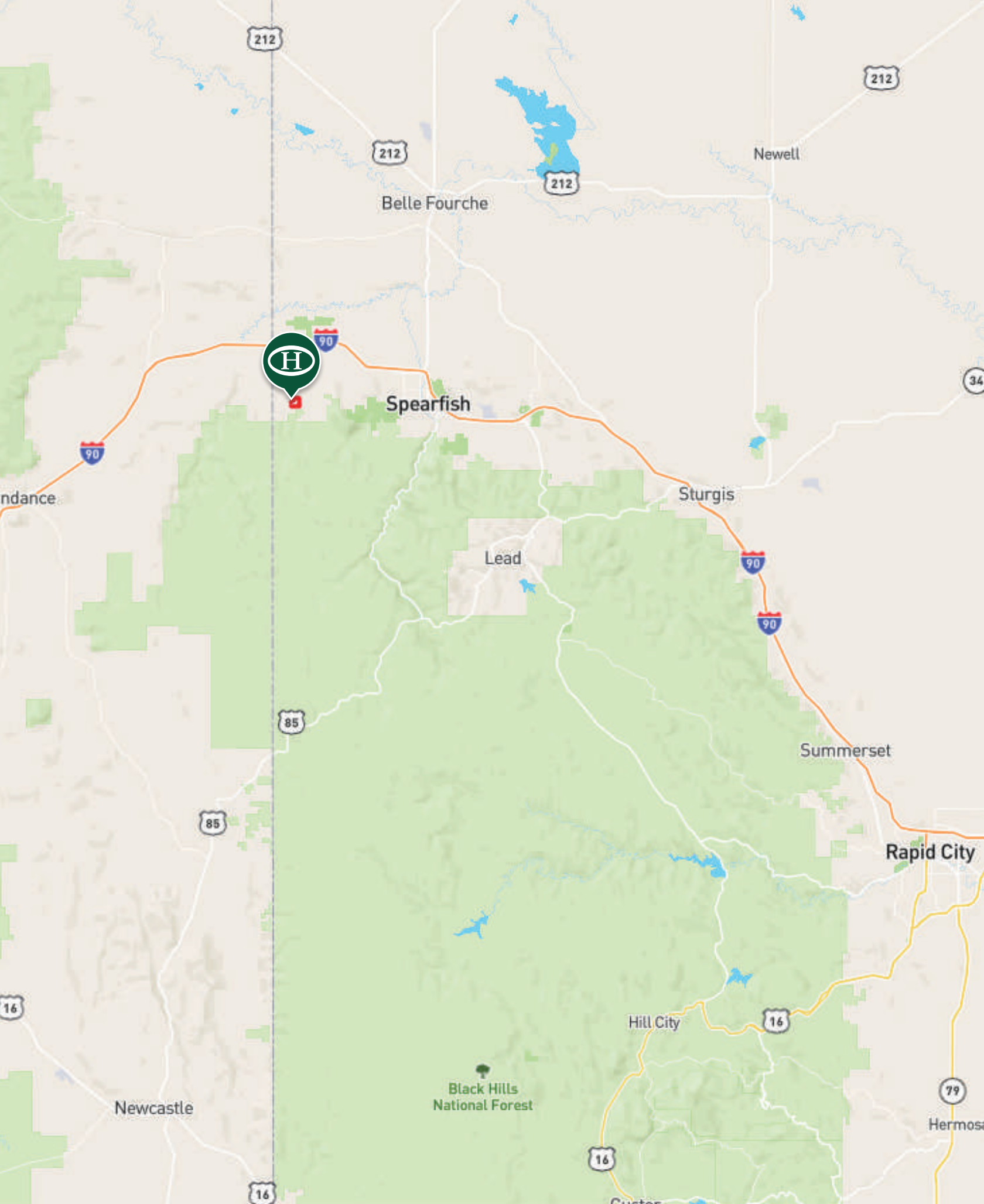
Bear Ridge Compound is accessed from Bear Ridge Road on the west side of the property. Beaver Creek forms the east boundary. The property sits in the Black Hills region of western South Dakota, within a comfortable drive of Rapid City and its regional airport, and within the broader recreational corridor that extends from Sturgis and Deadwood to Custer and Hot Springs. Regional commercial amenities, medical care, and professional services are accessed through Rapid City.

Buyers arriving by private aircraft can land directly on the property's 1,750-foot grass runway. Buyers arriving by commercial air use Rapid City Regional Airport for connections to major hubs. For buyers from the aviation communities of the Colorado Front Range, the Twin Cities, and Texas, the ranch is within a same-day private flight – making it genuinely accessible as a primary retreat rather than a distant destination.





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 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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the federal Fair 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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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 1990s, 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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