Spotted Bear Creek Ranch

1,189 Acres | Haakon County, SD | $3,350,000



HAYDEN OUTDOORS

Spotted Bear Creek Ranch

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
1,189	$3,350,000	Haakon County	Milesville, SD

Presented by



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Property Summary

Located just south of the Cheyenne River in western South Dakota, Spotted Bear Creek Ranch is a diverse recreational property offering exceptional mule deer and whitetail hunting, quality improvements, and the infrastructure to enjoy the ranch throughout the entire year on 1189+/- acres.







Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Commercial Building
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game; Predator/Varmint; Small Game; Turkey; Upland Birds; Waterfowl
Income Producing
Lodge/Resort
Mineral Rights
Natural Spring
Off Grid Power
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Propane
Recreational Business
Rental Property
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Water View
Wooded

Land Details

Address: 21627 Hardingrove Rd, Milesville, South Dakota 57553
Closest Town: Phillip- 40 min/ Pierre-1:30 hours / Rapid City 2 hours
Total Acres: 1,189.00
Zoning: Ag
Elevation: 2200
Topography: Breaks
Include Business?: Yes
Source of lot size: Unknown

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 6920
Bedrooms: 7
Full Bathrooms: 5
Half Bathrooms: 1
Basement: None
Outbuildings: 2





Land

Spotted Bear Creek Ranch, is thoughtfully laid out, with a combination of cedar-covered river breaks, creek-bottom habitat, rolling terrain, and more than 85 acres of tillable ground creating an ideal environment for holding and producing mature deer. The northern portion of the ranch is characterized by cedar-covered breaks that provide excellent bedding and security cover, while a large creek bottom works its way south through the property before opening into rolling country and the tillable acres. This combination of cover, food, and water creates the type of habitat that consistently attracts and holds quality deer. The ranch has a proven history of producing trophy-caliber mule deer and whitetail, making it a premier destination for serious big-game hunters.

Spotted Bear Creek Ranch has also been exceptionally well set up for the bowhunter. Eight Redneck hunting blinds are strategically positioned throughout the property, complemented by multiple elevated tree stands. Numerous water tanks provide reliable water sources for both livestock and wildlife, while a 1-acre pond on the north side of the ranch provides an additional dependable water source, even during the driest years. The combination of water, food, and secluded cover gives hunters opportunities to pursue mature deer throughout the season and adapt to changing conditions.







The improvements are equally impressive. The ranch features a grand four-bedroom lodge with a large kitchen, spacious living and entertainment area, and ample room to comfortably accommodate hunting groups. Whether used as a dedicated hunting lodge, family retreat, or full-time residence, the lodge provides a comfortable base for enjoying everything the ranch has to offer. A separate three-bedroom home provides additional living space and would be well suited for a caretaker, guests, or extended family.

Improvements Include:

- Game processing room
- Large laundry room
- Office suite
- Large 3 car garage
- Quonset Building for dry storage and equipment
- Commercial size pantry



















The lodge is supported by a private well, propane, and a Generac backup generator, providing the infrastructure needed for comfortable year-round use. The ranch is being offered turnkey, including furnishings and equipment, allowing a new owner to step in and immediately begin enjoying the property.

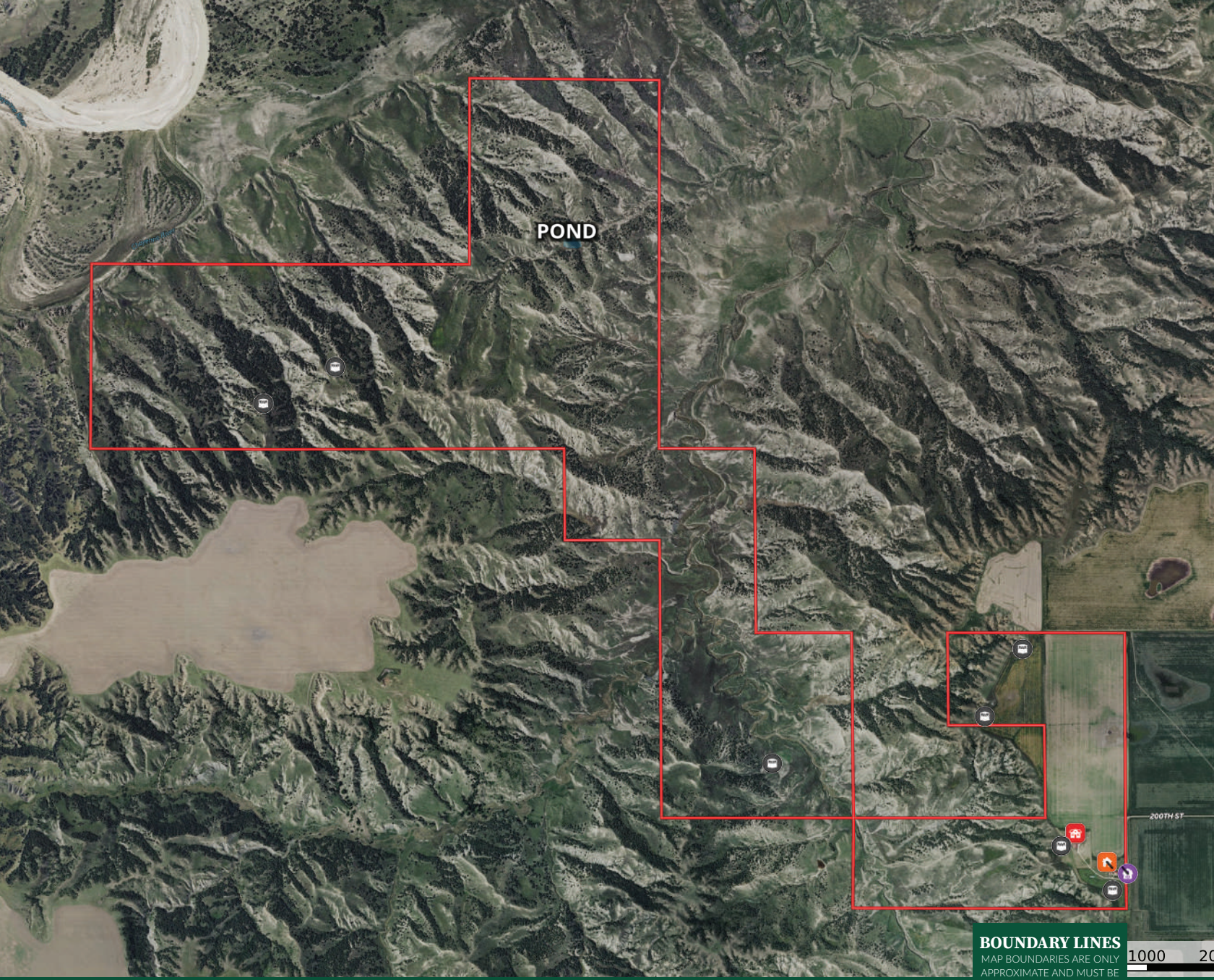
The diversity of Spotted Bear Creek Ranch is what truly sets it apart. From pursuing mature mule deer during the early archery season to chasing rutting mule deer and whitetail throughout the rifle and muzzleloader seasons, the ranch offers opportunities to hunt from early fall through the heart of the big-game season. This region ofSouth Dakota also offers quality pheasant and sharp-tailed grouse hunting, adding another dimension to an already impressive recreational property. The ranch has been well managed from a grazing standpoint, and has been historically leased out for the summer grazing months supporting 50 pairs over 5 months.

Spotted Bear Creek Ranch is a rare combination of proven big-game habitat, exceptional hunting infrastructure, comfortable living accommodations, and turnkey ownership in one of South Dakota's premier hunting regions. For the buyer looking for a private Western South Dakota ranch capable of producing trophy deer while providing an exceptional place to gather family and friends, this property deserves serious consideration.

For more information or to set up your own, personal, qualified showing call Jake Hyland or John Herrity







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

Boundary





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.

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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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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 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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