

Hidden Hill Lodge

316.00 Acres

Day County, SD

\$4,236,715



HAYDEN  OUTDOORS®

Activities & Amenities

Boating/Sailing/Rafting
Dock/Pier
Fishing
Food Plots
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Lodge/Resort
Outfitting/Guide Service
Pond/Lake
Recreational Business
Water Access
Waterfront

Land Details

Address: 43084 125th St, Roslyn,
South Dakota 57261, USA
Closest Town: Roslyn
Total Acres: 316.00
Deeded Acres: 316.00
Leased Acres: 0.00
Tillable/Crop/Orchard Acres: 150.55
Include Business?: Yes



Property Summary

Nestled in the heart of South Dakota's Glacial Lakes Region, Hidden Hill Lodge is a 316-acre turnkey sportsman's paradise. This breathtaking property features a modern 13-bedroom, 7.5-bath lodge that offers stunning views of a private access lake and wetland shoreline. With some of the best hunting and fishing opportunities in the country, the lodge is a dream destination.





Land

According to the FSA, the property includes 150.55 acres of cropland, with 134 acres enrolled in the Conservation Reserve Program (CRP). The current annual CRP payment is \$19,872. Details of individual CRP contracts and FSA maps are provided upon request. The CRP is set to be re-enrolled in October.

Improvements

Hidden Hill Lodge-All Season Sportsman's Paradise is a custom-built, three-story lodge offers a luxurious retreat with approximately 5,800 square feet of living space. It features 13 bedrooms, 7.5 baths with 30 beds, that will accommodate up to 38 guests. The lodge includes two full kitchens, two fireplaces, a spacious living room, a bar area, a game room, and a second-floor seating area. Outside, you'll find two decks, a fire pit, and a hot tub, perfect for enjoying the fresh South Dakota air and taking in the beautiful sunrises and sunsets.

The lodge comes fully furnished and turnkey, with only a few personal items and mounts excluded providing everything you need to start enjoying the property immediately, including:

- Client list
- Website
- Lodge furnishings
- Mini-bus,
- Two homemade 10 hole fish houses
- Plow/dump truck
- Trap shooting house and thrower





Recreation

Hidden Hill Lodge is located on the secluded shores of Hidden Hill Lake in Day County, South Dakota, offering an unparalleled destination for outdoor enthusiasts. Known for its exceptional fishing, the lake is teeming with trophy-class Walleye, giant Yellow Perch, Bluegill, and Crappie, making it ideal for both ice fishing and boat jigging.

In addition to fishing, Hidden Hill Lodge is one of the best-managed, privately-owned hunting properties in the area. The property features abundant food plots and year-round cover, supporting a thriving wild pheasant population along with opportunities to hunt white-tailed deer and waterfowl. The lodge is perfectly positioned in a prime location for waterfowl hunting, with Mallards, Pintails, Widgeons, and diver ducks such as Canvasbacks and Redheads frequenting the area.

In addition to being a haven for outdoor enthusiasts, Hidden Hill Lodge is also available for rent, making it an ideal destination for family gatherings, corporate retreats, or a relaxing getaway with friends. Guests can enjoy the serene landscape, explore the diverse wildlife, and take advantage of the lodge's luxurious amenities.

Whether you're seeking action-filled hunting, world-class fishing, or comfortable lodging, Hidden Hill Lodge offers the ultimate experience!





History

No warranties about the location of the fence lines will be made in relationship to the deeded property lines. Property is being sold as the location of the fences currently exist, based on boundaries shown on the legal description

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



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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.

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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 Boundary

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



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