

# SOUTH DAKOTA PHEASANT ACRES

1,800 ACRES | CHARLES MIX COUNTY, SOUTH DAKOTA



  
HAYDEN  
OUTDOORS



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OVERVIEW

LAND

FEATURES

MAPPING

# OVERVIEW





## QUICK FACTS

1,800 Acres

Residential

Farm

Horse

Hunting

Ranch for Sale

Recreational

Commercial

Vacant Land

## WELCOME TO

# SOUTH DAKOTA PHEASANT ACRES

Discover the Rustic Charm of South Dakota Pheasant Acres Lodge. Nestled in the heart of South Dakota's pheasant country, this ultimate retreat offers a rare combination of expansive habitat and comfortable accommodations that cater to sportsmen, and outdoors enthusiasts alike. South Dakota Pheasant Acres can't be overlooked at nearly 1800+/- acres and offers some of the best-sculpted habitats in the country.

# LAND



Boasting the title of South Dakota's oldest pheasant preserve, this property offers unparalleled access to world-class pheasant hunting. Whether you're a seasoned sportsman or a curious novice eager to experience pheasant hunting for the first time, be prepared to be impressed. Besides pheasant hunting, the ranch is also a sanctuary for waterfowl, thanks to the multiple pothole ponds, and lakes. Teal flock to the region in early September, as fall continues to push in, so do the ducks. The migration through this region of South Dakota rivals duck numbers anywhere in the country. The numerous ponds and fields offer multiple hunting opportunities depending on wind direction and weather patterns. Deer hunters will also find themselves at home here, with Boone and Crockett whitetails thriving in the sloughs, tall switch grasses, and 20-year-old shelter belts. Combined with the nearly 600 acres of food plots, it is South Dakota's most ideal whitetail habitat. Whitetail scoring over 200 inches have been taken over the years, with many 170-plus deer added to the Boone and Crockett record books.



The property has been meticulously managed for growing giant deer and the contiguous aspect of the ranch allows deer to reach their full potential. After a rewarding day in the fields, retreat to the stunning timber frame lodge, where rustic charm meets comfort. The large bar and entertainment area upstairs is an ideal stage to tell new and old stories from the field. The lodge offers a full commercial-grade kitchen with plenty of cold and dry food storage. The property also includes two cozy bunkhouse-style cabins, perfect for hosting family, friends, or fellow hunting enthusiasts. All residences have been designed to offer you a restful stay amidst the natural beauty surrounding you.







The meticulous attention to habitat cultivation is evident, with professionally crafted food plots that support a thriving wildlife population. For the canine companions that aid in your hunting adventures, the property includes a well-constructed dog kennel complete with multiple runs, ensuring your dogs are kept safe and comfortable. Located on the ranch is an optional pheasant brooding facility with pens and an incubation house able to raise and keep up to 10,000 birds at any time.





Just a stone's throw away from your lodge, the South Dakota Pheasant Acres is not just a place but a living experience, skewed towards those who appreciate the simpler, yet finer things in life. Whether you choose to explore the surrounding world-class Walleye fishing on Lake France Cases or immerse in the tranquility of this unique location, every moment here adds up to an exceptional living experience.

## **FEATURES**

Hunting - Big Game, Small Game, Waterfowl, Predator/Varmint, Upland Birds

Cattle/Ranch

Fishing

Water Rights and Water Access

Farm/Crops/Ag

Pond/Lake

Stream/River

Recreational Business

Outbuilding/Barn/Shed/Shop

Mineral Rights



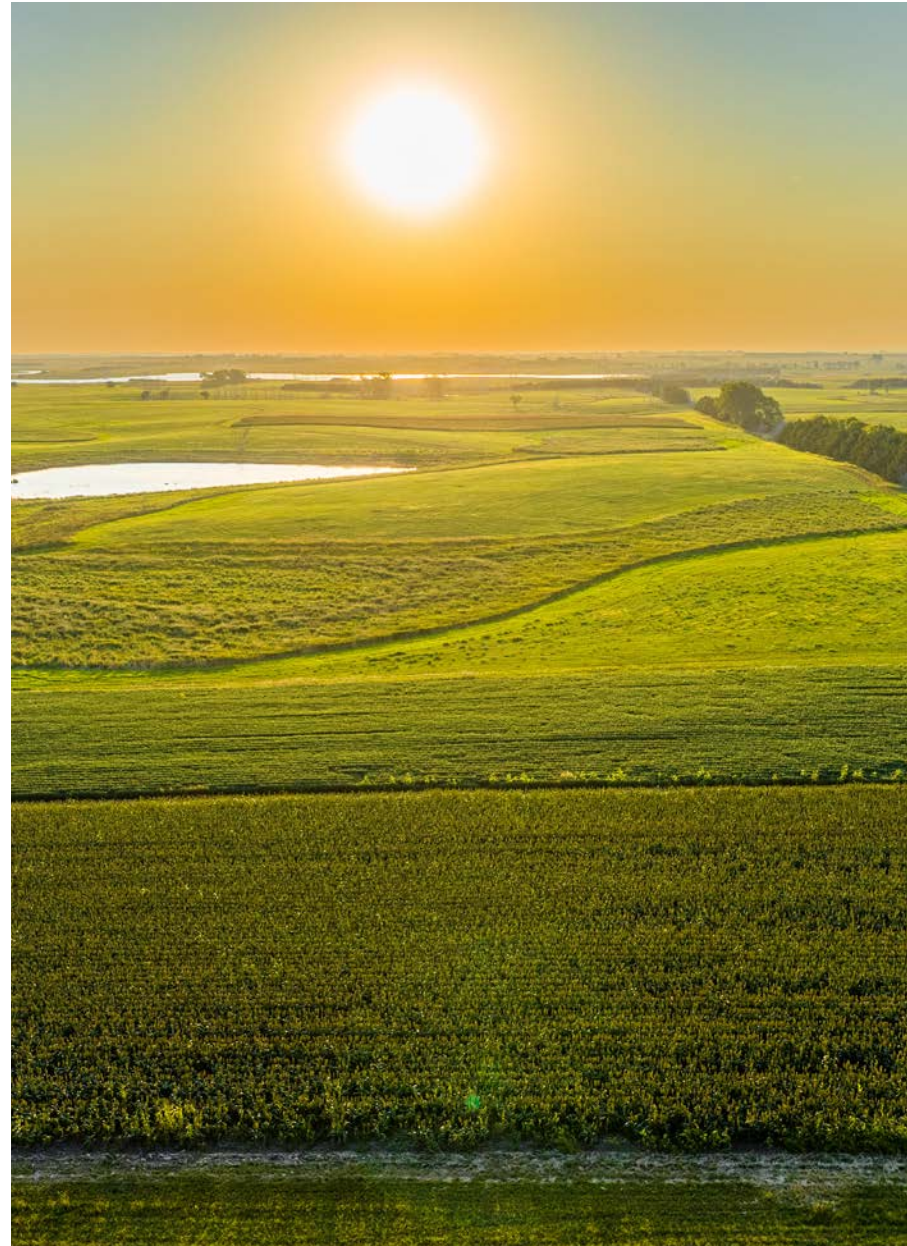
South Dakota Pheasant Acres is being sold as a turn-key business. This property is perfect for anyone who desires a life that's a bit off the beaten path yet filled with opportunity and adventure. Its unique setting promises exciting day-to-day hunting possibilities and offers peace and solitude far from city crowds. Spend your days exploring the vast terrains or simply unwinding in this estate's natural splendor.

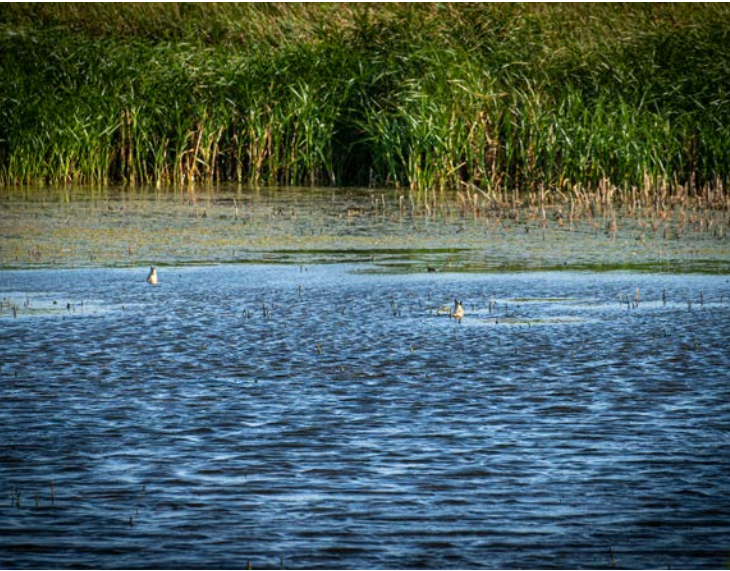


f you ever dreamed of owning a sanctuary where the sky melds into the rolling fields at sunset or yearned for mornings filled with the sights and sounds of bustling wildlife, then wait no longer. Take this chance to turn dreams into reality with this exquisite piece of South Dakota's heritage. It's not just a place to live; it's a lifestyle that redefines rural luxury.

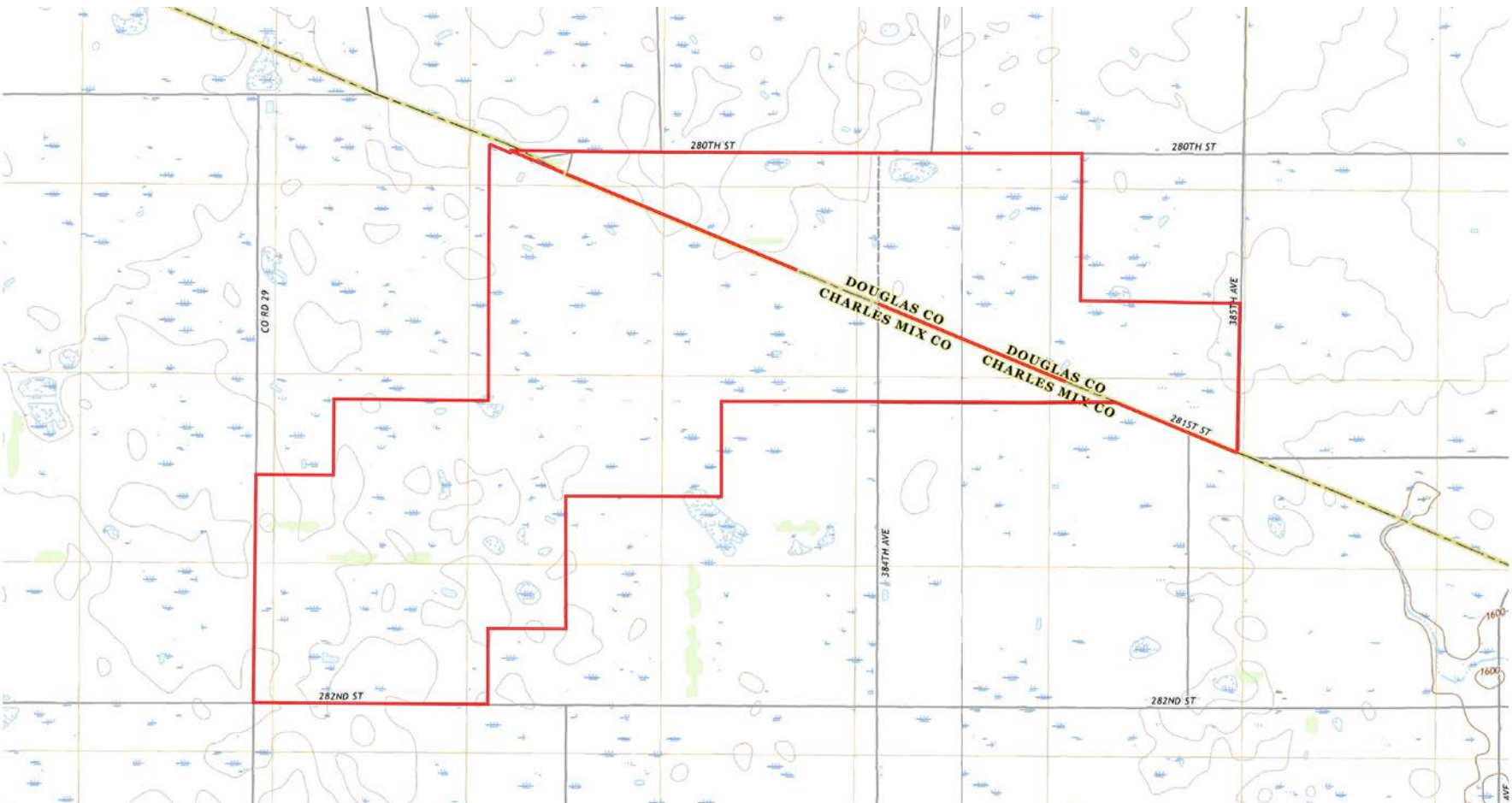
South Dakota Pheasant Acres Lodge – where nature meets comfort, and traditions are kept alive under the expansive, awe-inspiring skies of South Dakota.

**For your own personal, qualified, showing call, Jake Hyland or John Herrity today.**

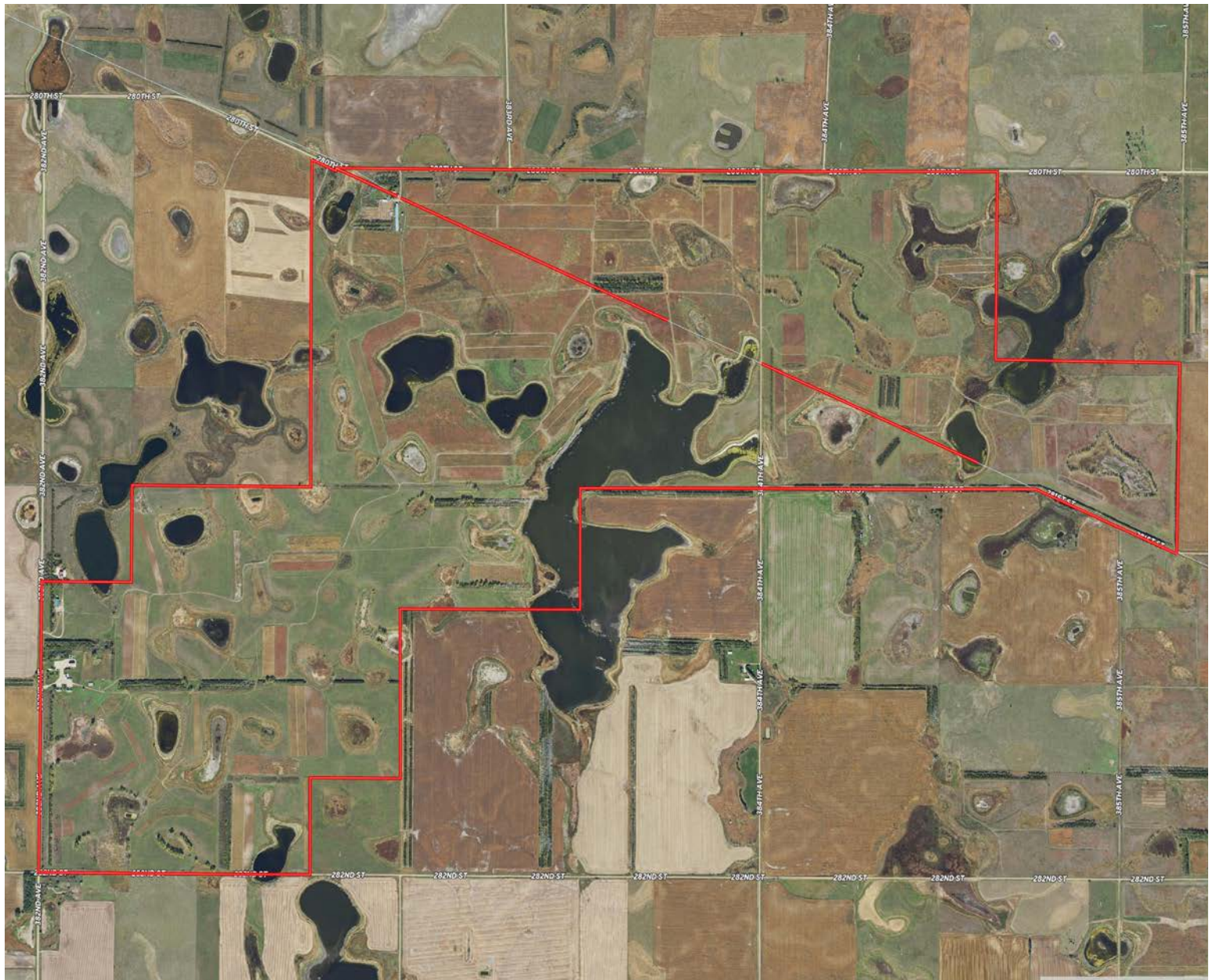


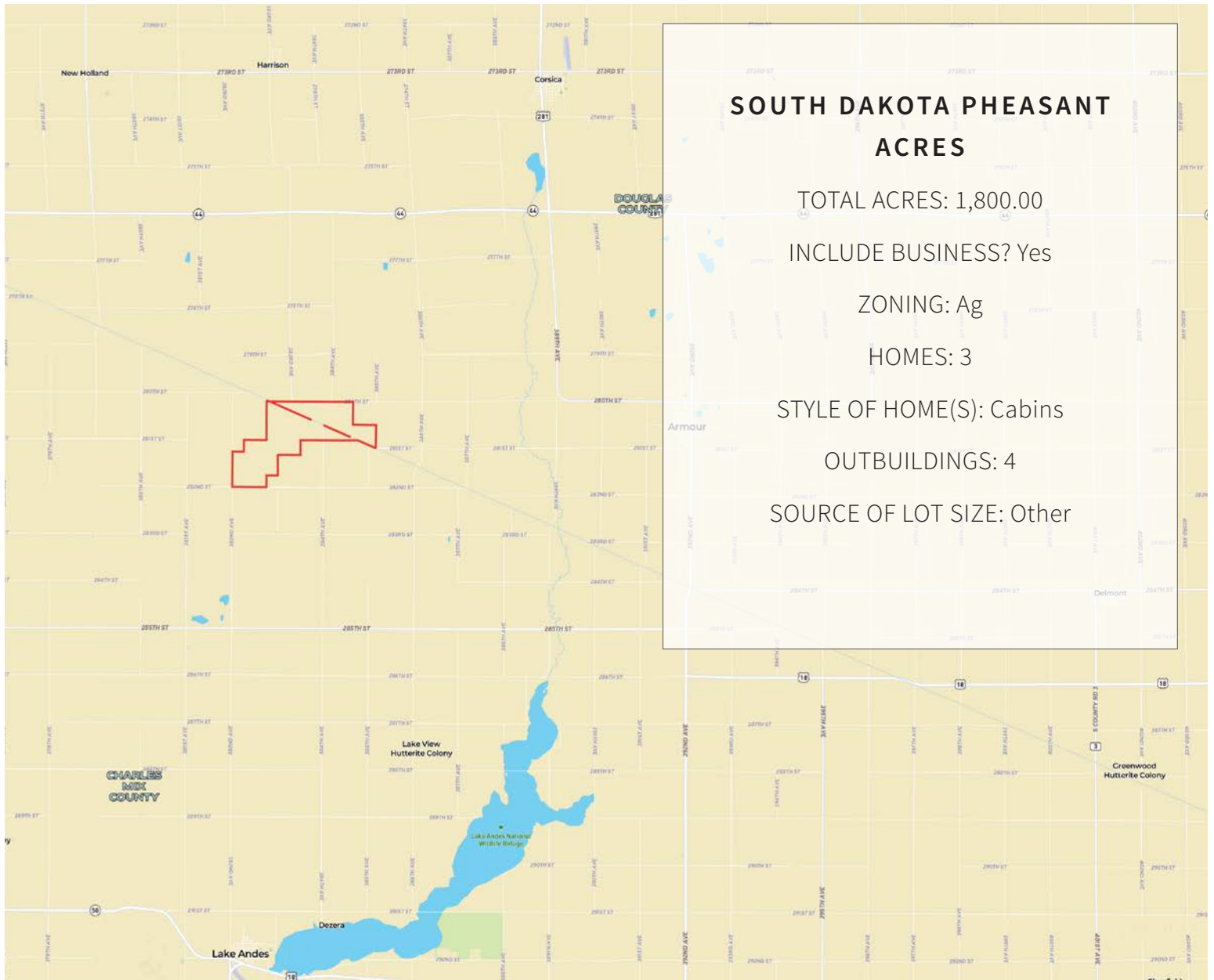


# MAPPING









**SOUTH DAKOTA PHEASANT  
ACRES**

TOTAL ACRES: 1,800.00

INCLUDE BUSINESS? Yes

ZONING: Ag

HOMES: 3

STYLE OF HOME(S): Cabins

OUTBUILDINGS: 4

SOURCE OF LOT SIZE: Other





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