

Pheasant Camp Lodge

396 Acres

Charles Mix County, SD

\$4,400,000



HAYDEN  OUTDOORS[®]

Pheasant Camp Lodge

TOTAL ACRES:

396.00

PRICE:

\$4,400,000

COUNTY:

Charles Mix County

CLOSEST TOWN:

Lake Andes, SD

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business

Land Details:

Address: 38274 286th St., Lake Andes, South Dakota 57356, USA
Closest Town: Lake Andes
Total Acres: 396.00
Deeded Acres: 396.00
Leased Acres: 0.00
Include Business?: Yes
Source of lot size: Other

Building Details:

Homes: 2
Homes: Bi-Level, Ranch
Finished Sq. Ft.: 3,500
Basement: None
Outbuildings: 1

Property Summary

Pheasant Camp Lodge, located in Charles Mix County, South Dakota, offers exceptional hunting experiences in the Missouri River Valley. Established in 2002, this 396+/- acre property has been perfected over 20 years. With diverse terrain and a turn-key business setup, it's a prime destination for outdoorsmen. Whether for recreation or investment, this lodge offers something for everyone.

Land

Pheasant Camp Lodge stands out not only for its stunning location but also for its exceptional habitat that has earned it recognition as one of the most optimized pheasant habitats in South Dakota, acre for acre. The 396+/- acres of land include a diverse mix of CRP fields, over 35,000 trees planted since 2002, and approximately 30 acres of sloughs spread across three parcels, providing prime wetland habitat for waterfowl and upland birds alike. Additionally, the property boasts 60 acres of custom food plots, featuring crops like corn and milo, carefully designed to attract and nourish wildlife throughout the seasons. With 90% of the total acreage being premium, high-quality huntable ground, this lodge offers one of the most well-rounded and fertile environments for pheasant hunting in the state. Whether for experienced hunters or those looking to explore the sport, Pheasant Camp Lodge offers a truly unparalleled setting for outdoor recreation.

Improvements

Pheasant Camp Lodge is thoughtfully designed to offer hunters a truly exceptional and comfortable experience, with every detail carefully considered to enhance both convenience and enjoyment. The lodge boasts numerous upgrades and





improvements to cater to the needs of outdoor enthusiasts. Among the many features are sheltered indoor parking for up to six trucks, a grilling area for preparing meals after a day in the field, and a spacious 12'x30' insulated and heated dog and gear room conveniently connected to the lodge. There are five outdoor dog kennels located right next to the lodge for easy access. The 12'x18' bird cleaning shelter is another standout, equipped with both hot and cold water, and is heated and insulated with a chest freezer. The 1,800 sq ft lodge itself is designed for comfort and functionality, comfortably sleeping 8-12 people. It includes four well-appointed bedrooms or bunk rooms, a spacious great room, 2 large full bathrooms, and a loft with additional sleeping space for guests. The full kitchen provides all the amenities needed for preparing meals, while the mudroom and laundry/wash room add extra convenience for cleaning up after a day of hunting. Also featured on the property is the owner's suite which is key to the operation and has every feature one could possibly ask for. Both buildings are completed with high speed fiber optic internet and is serviced by the Randall Community Water District. Perhaps the best feature of Pheasant Camp Lodge is its seamless blend of top-tier accommodations and proximity to the hunting grounds. Stepping out the front door puts you just steps away from some of the finest hunting in the state.

Recreation


Pheasant Camp Lodge has been meticulously crafted over the last 20 years to offer some of the finest pheasant hunting in South Dakota, making it a coveted destination for hunters seeking a premier experience. The property has been carefully manicured to provide the perfect blend of habitat, with an abundance of food sources, shelter, and water. As a result, hunters can expect to experience consistently high-quality pheasant hunting, with birds thriving in an environment that has been tailored to their needs. However, the lodge's hunting opportunities don't end with pheasants. The habitat work and land management have also resulted in an exceptional deer population. This balance of pheasant, deer, and other wildlife makes Pheasant Camp Lodge a multi-faceted hunting destination, offering something for every type of hunter. The ability to switch from upland bird hunting to waterfowl hunting—depending on the season and weather conditions—adds an exciting element to any hunting trip at the lodge.

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

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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