



SCHOOLHOUSE
FARM

FOR SALE | RECREATIONAL / HUNTING LAND | WINNER & TRIPP COUNTY, SD

SCHOOLHOUSE FARM

FOR SALE: \$17,500,000

Just west of the Missouri River, in the middle of pheasant country, lies an extraordinary hunter's paradise. With over 2,500 +/- acres, Schoolhouse Farm holds a beautifully renovated and expanded prairie home, a 36-unit apartment complex, and all the farm equipment needed for this turn-key retreat that is ready for you, and all your family and friends. Located within ten miles from Winner, SD, it provides easy access to their public airport that includes a 5,500-foot concrete runway and fuel/maintenance services. Come feel the tranquility of waking up to the native wildlife in your own backyard.

www.SchoolhouseFarmSD.com

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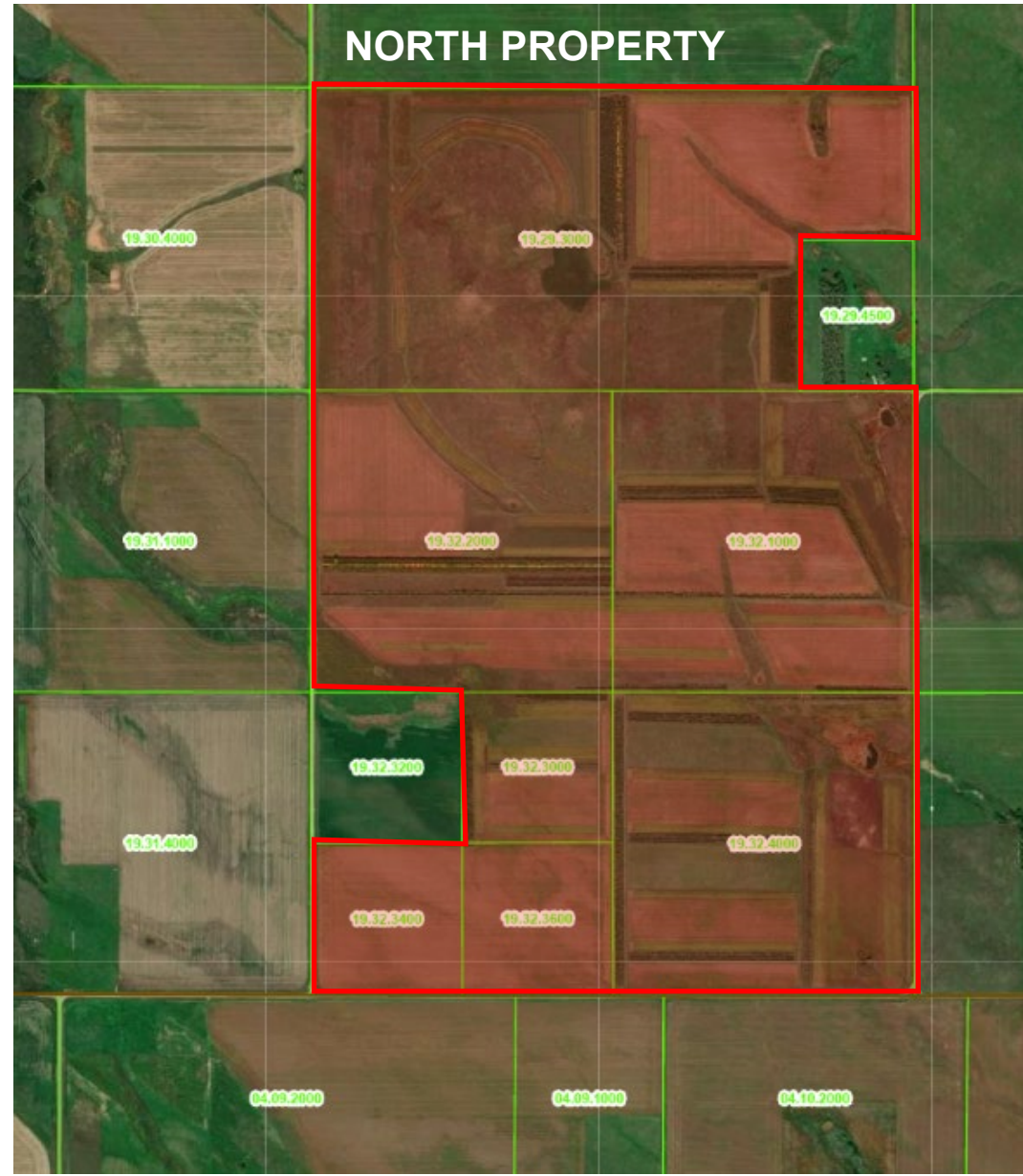
Per Owner and/or County Assessor's Office. Buyer/Lessee should verify independently. Information herein deemed reliable, but not guaranteed. | ©2022 Bender Companies

Bender
COMMERCIAL

SCHOOLHOUSE FARM | RECREATIONAL/HUNTING LAND | WINNER / TRIPP COUNTY, SD



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SOUTH PROPERTY



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Across the sprawling 2,500 +/- acres, you will find serene views with 13 ponds, tillable land, and numerous wildlife, including an abundance of pheasants and deer. Over the years, an additional 85,000 trees have been planted on this land, providing incredible coverage and habitat for the wildlife. This expansive private land affords a plethora of hunting opportunities, including big game, small game, and waterfowl. It doesn't get easier than walking out your back door for your next hunt.

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Schoolhouse Farm includes a fully renovated, expanded, and furnished 10,000-square-foot prairie home with a welcoming country porch. The 6-bedroom, 7-bathroom haven features hardwood floors, intricate details, and exquisite woodwork throughout. With plenty of room for entertaining guests, the main floor offers a bathroom, kitchen, study, formal dining, den, living room, and office. The second floor holds 6 bedrooms and 4 full bathrooms. A bonus loft with another bathroom awaits on the third level. How about a break from all that hunting? Head down to the lower level and take advantage of the gym, massage room, or relax and hit some balls in the golf simulator. The lower level also includes a bathroom, family room, and two bonus rooms.

Sale includes farm and vehicle equipment with an estimated value of \$1,000,000 +/- . Contact brokers for complete list.



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This portfolio includes a 36-unit apartment complex located in Winner, SD, just minutes from the main home. The apartment complex consists of three 12-plexes. One building is fully furnished and ready for your guests. The other two buildings are currently rented to tenants. This provides a wonderful opportunity to expand your investment portfolio and/or provide additional space for guests.



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Want to get on the water or take a little break from the golf simulator? A quick 45-minute drive and you will find the Missouri River, along with boating, fishing, and a host of other water activities. Or maybe you want to get a little course time in? Just a couple of hours away, you will find Sutton Bay, known as one of South Dakota's most exhilarating golf experiences. Or head down to The Prairie Club. Nestled in the sandhills of Nebraska, this club is known as an unforgettable golf destination and is just a quick 90-minute drive. The possibilities are endless!

