

One-of-a-Kind Badlands Ranchette

20910 Craven Road | Interior, SD 57750

186.4 acres | \$1,150,000



Highlights

- ▶ Mixed terrain great for grazing, farming, or hunting
- ▶ Water, water, water! White River crosses northeast corner of property, plus 3 spring fed ponds produce 120 gpm
- ▶ \$200K in renovations and upgrades since 2024
- ▶ Just minutes away from the Badlands National Park and only 1 hour from Rapid City Regional Airport
- ▶ Stunning views with great hunting and fishing opportunities
- ▶ Additional income potential with outdoor hospitality and recreation

Summary

With varied terrain and an abundance of natural resources, this 186-acre ranchette in South Dakota's Badlands offers a little bit of something for everyone! The property features two homes – a 3 bed, 3 bath log cabin and a 3 bed, 2 bath manufactured home – both with extensive renovations recently completed and wrap around decks that deliver stunning views. Fully fenced with multiple barns, corrals, pasture, and tillable ground, the land could support horses, livestock, and some farming. An abundance of wildlife, including deer, turkeys, doves, and grouse, regularly frequent the ponds and corrals, providing excellent hunting opportunities. To top it off, two camping cabins and multiple RV hookups can diversify and enhance your income streams. Whether you're looking to establish your own ranchette, need a base camp for hunting, or aspire to capitalize on the area's booming outdoor hospitality market, this property offers endless possibilities!

Approximate Boundary Lines*



*Note Google Maps image does have some outdated elements.

Land & Infrastructure

- ▶ Surveyed 186.4 acres, comprised of 7 lots
- ▶ Mix of open meadows and tree covered flats, rough cedar breaks with badland outcroppings, river bottoms, and draws with brushy hillsides
- ▶ Excellent habitat for wildlife, including white tail, mule deer, and turkeys
- ▶ Mature and young fruit trees (apricot, apple, pear, mulberry)
- ▶ White River flows across northeast corner
- ▶ Multiple springs and 3 spring fed ponds with fish, turtles, and beaver
- ▶ Ponds produce 120 gallons per minute, potential for irrigation or other development
- ▶ Private 25 foot well with dual motor pump to ensure consistent water pressure
- ▶ 4 septic tanks
- ▶ 36 RV Sites (current owners operate as 18 sites to provide extra spacious sites)
- ▶ Fully fenced with 2 to 4 strand barbed wire

Structures & Outbuildings

- ▶ 1692 SF log cabin, 3 bed, 3 bath, nearly finished walk-out basement, gas fireplace, wrap around deck, covered front porch, metal roof, AC, electric furnace, remodel complete 2025
- ▶ 2304 SF manufactured home, 3 bed, 2 bath, office, mud room, large pantry, full partially finished basement, deck, shingle roof, AC, electric furnace, remodel complete 2024
- ▶ (2) 320 SF camping cabins, electricity only, no plumbing, 1 bedroom, kitchenette, built in 2022, metal roof, heat/AC unit
- ▶ 1120 SF office/shower house, men's and women's side each have (2) toilets, (2) sinks, (2) showers, metal roof, remodel complete 2024
- ▶ 1820 SF barn w/ electricity, metal roof
- ▶ 1152 SF open face barn w/ electricity, metal roof

Recent Renovations & Other Improvements

- ▶ \$9K general clean up
- ▶ \$45K water infrastructure upgrades (2,500 gallon underground cistern, dual electric pumps)
- ▶ \$40K manufactured home remodel (PEX lines, plumbing fixtures, ceiling fans, paint, LVP flooring, carpet, pine doors and trim, gutters, spray insulation in basement)
- ▶ \$75K log cabin renovation (roof, log repairs, lighting fixtures, PEX lines, plumbing fixtures, cabinet refinishing, wood cased stairway, trim, paint, flooring, appliances)
- ▶ \$18K shower house remodel (PEX lines, sinks, toilets, showers, hot water heaters, plumbing fixtures, flooring, wall coverings)
- ▶ \$10K drain field for shower house and east side RV sites

Income Potential & Other Value

- ▶ Rated for 90 head small ruminants year round, 50-60 acres tillable ground for agricultural income
- ▶ Opportunities for wild game and bird hunting, fishing, trapping, horseback riding, river activities, rock hounding, and canoeing
- ▶ Campground currently generates \$30K annually with no formal advertising
- ▶ Potential to generate over \$300K annually with seasonal income from RV park
- ▶ Additional year round income potential from log cabin and/or manufactured home rental
- ▶ No zoning, restrictions, or easements
- ▶ 2025 property tax \$6012.62

Preferred Terms

- ▶ Willing to sell most furnishings, appliances, and equipment through separate contract
- ▶ 90-day escrow period
- ▶ No seller financing