



Swift Wildlife Refuge

CRESBARD, SOUTH DAKOTA

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Swift Wildlife Refuge

Cresbard, South Dakota

±580 Acres | Offered at \$3,790,000



Swift Wildlife Refuge near Cresbard, South Dakota, is a priceless pheasant hunting property that has been within the same family since 1883. With ±580 acres of manicured shelter belts and tens of thousands of trees planted over the years, the refuge provides a diverse and thriving habitat for various wildlife species, including pheasants, whitetail deer, and waterfowl. Paired with the farm is a charming turnkey lodge, which is down the road.

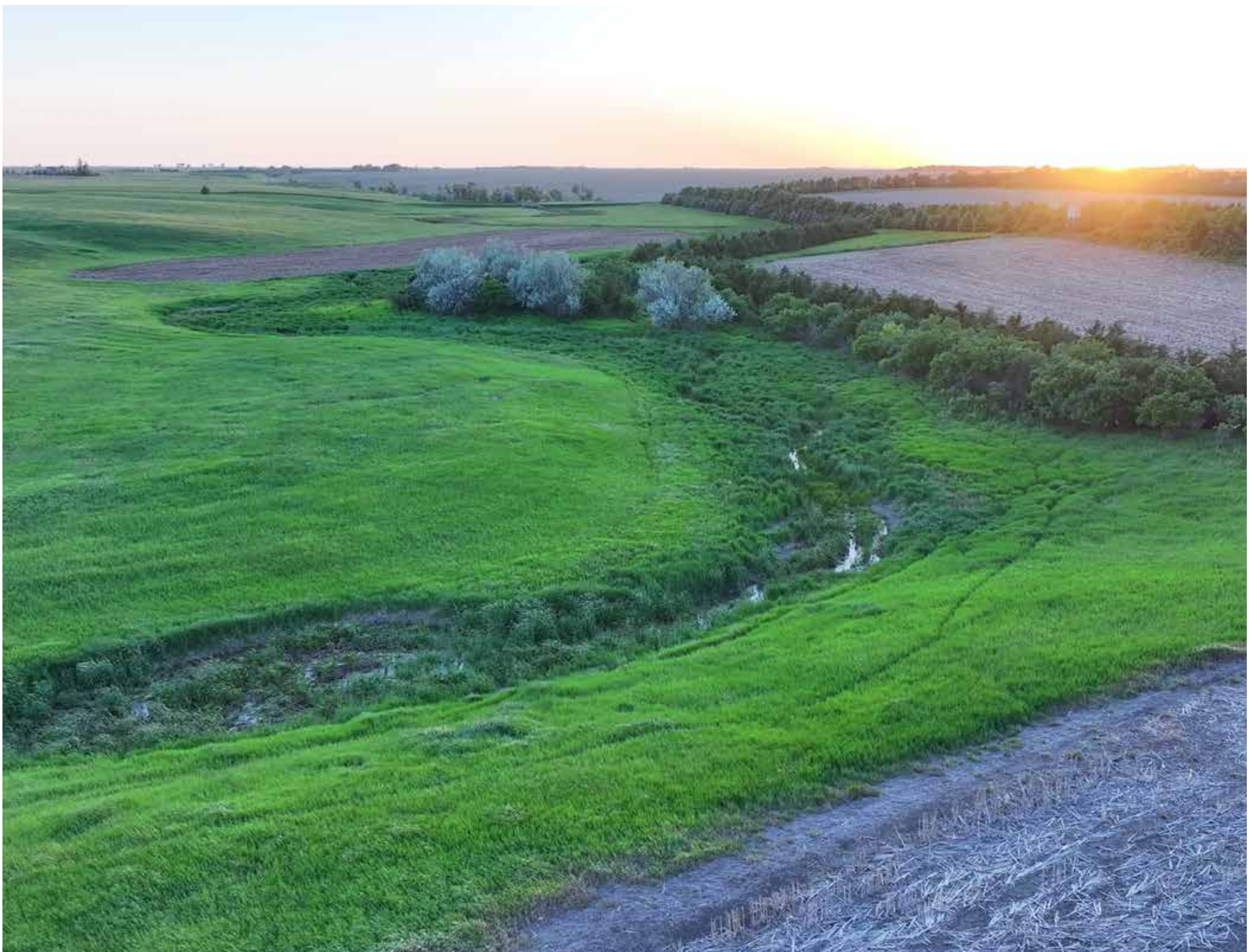
Contact

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Lodge

The ranch includes a four-bedroom and two-and-half-bathroom farmhouse converted into a lodge to host friends and family. The farmhouse is ideal for large crowds with 11 beds, a garage, a partially fenced yard, and an entertainment room equipped with a bar, TV, furniture, mounts, and a pool table.





Habitat

The presence of creek bottoms, abundant water sources, Conservation Reserve Program (CRP) areas, crop grounds, and tree rows on the property creates a dream environment for supporting a healthy ecosystem and attracting a high number of wildlife. This diverse mix of habitats contributes to the refuge's ability to produce large whitetails and sustain exceptional pheasant populations.





Agriculture

Approximately 390 acres of the farm are tillable. However, ± 300 acres are currently farmed, and the remaining ± 90 acres are pasture. The farming is leased through harvest to the farm manager who would love to stay on if a Buyer so chooses. The longstanding agreement with the farmer includes keeping corn and sorghum or millet strips standing until the owner is done hunting. Several locations around the farm are food plot areas that are not harvested - aiding in the overwintering of wildlife.









Location

Cresbard, South Dakota is located 45 minutes southwest of Aberdeen and over an hour east of the Missouri River. Aberdeen, which has a population of approximately 30,000, serves as a regional hub for healthcare facilities, retail, restaurants, commercial air services, and other services in northeastern South Dakota.

Aberdeen, South Dakota is in the heartland of the Pheasant Capital of the World. The region's diverse landscape includes farmlands, grasslands, wetlands, and shelter belts, providing ideal habitat for pheasants to thrive.





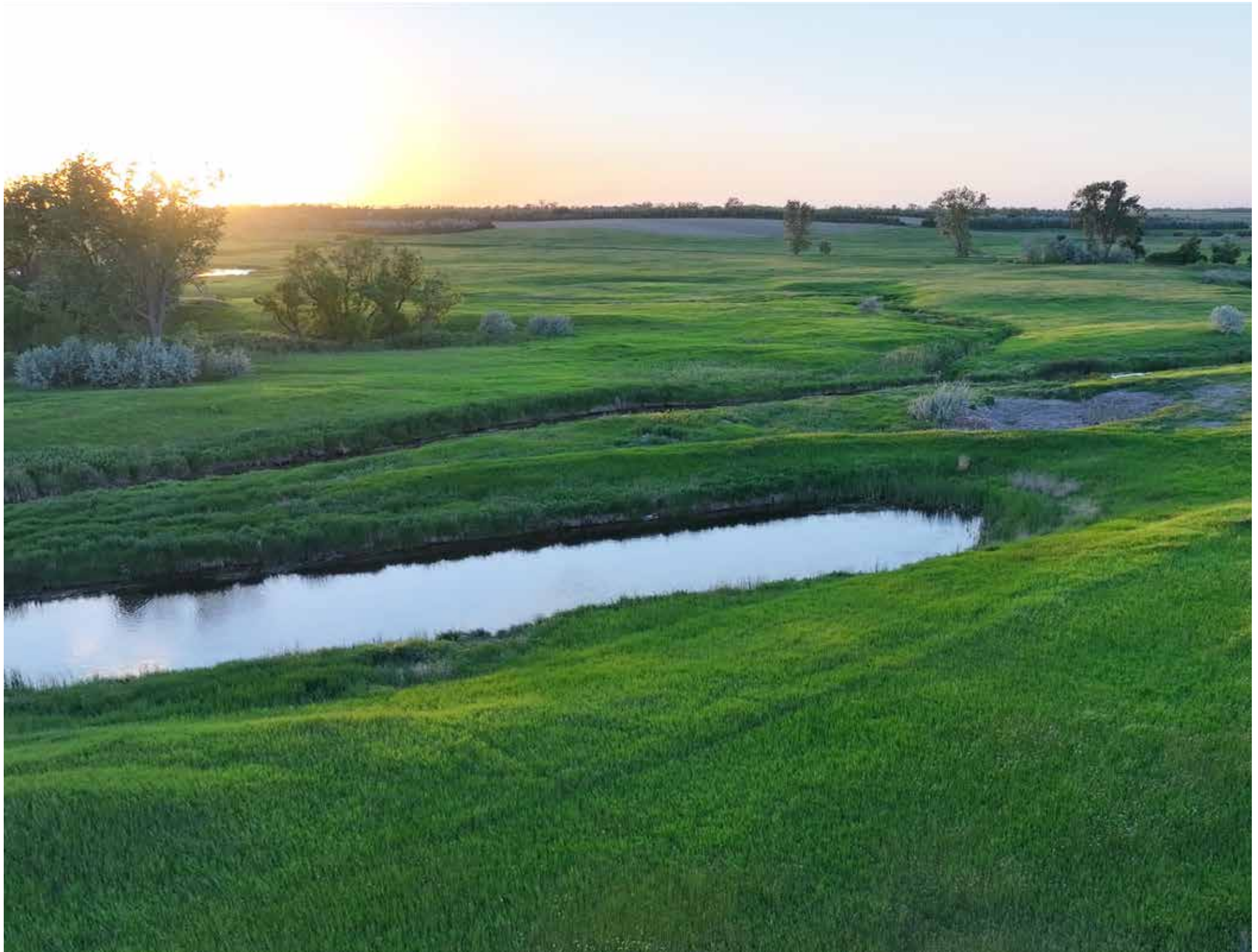
Fishing

Located approximately an hour from the farm, the Missouri River is renowned for its diverse and plentiful fish populations. Anglers can expect to find a variety of fish species in the river, including walleye, northern pike, catfish, smallmouth bass, and more. Though it is still a river, much of this area is dammed, creating reservoirs throughout the South Dakota stretch of the Missouri River. Within short driving distance from the farm are numerous ponds and lakes that may be fished for walleye, perch, crappie, bluegill, northern pike, and bass.



Summary

For individuals interested in wildlife conservation, hunting, or simply enjoying nature, Swift Wildlife Refuge is a fantastic destination to experience the beauty and richness of the world's pheasant capital, South Dakota.



Property Details

Cresbard, South Dakota | ±580 Acres

Offered at \$3,790,000

LODGE:

Four-bedroom and two-and-a-half-bathroom

Eleven beds, garage, partially fenced yard, and entertainment room

HABITAT:

Creek bottoms, abundant water sources, Conservation Reserve Program (CRP) areas, crop grounds, and tree rows

Diverse mix of habitats contribute to the ability to produce large whitetails and sustain exceptional pheasant populations

FARMING:

±390 acres of the farm is tillable; ±300 acres are currently farmed, and the remaining ±90 acres are pasture

Farming is currently leased through harvest to the farm manager

LOCATION:

45 minutes Southwest of Aberdeen, where healthcare, shopping centers, and commercial air services can be found

FISHING:

Approximately an hour east of the Missouri River, where one can fish for walleye, northern pike, catfish, smallmouth bass, and more species.

CONTACT

For more information please contact

Hyatt Voy at 406.402.0555

or hyatt@livewaterproperties.com

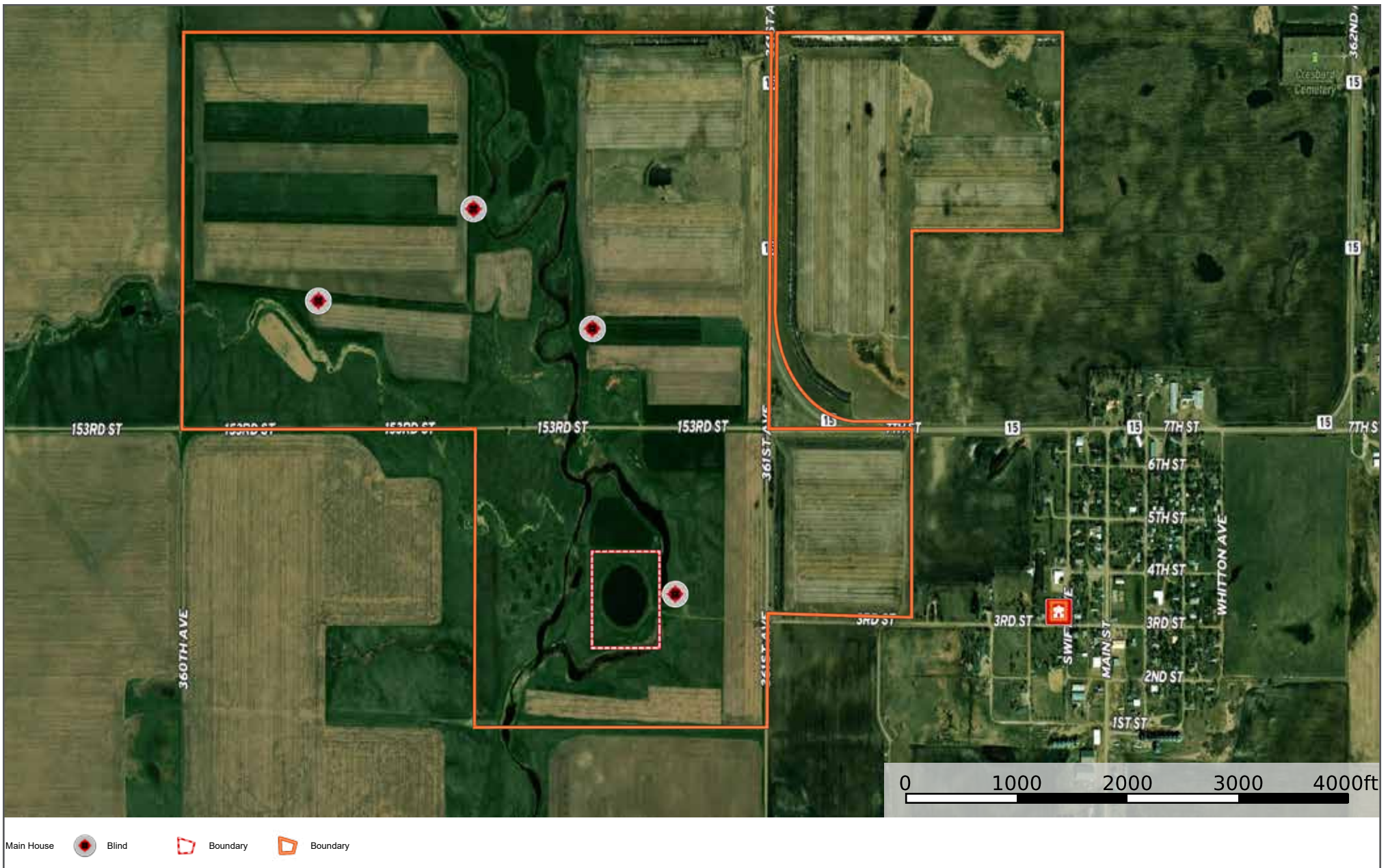
Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

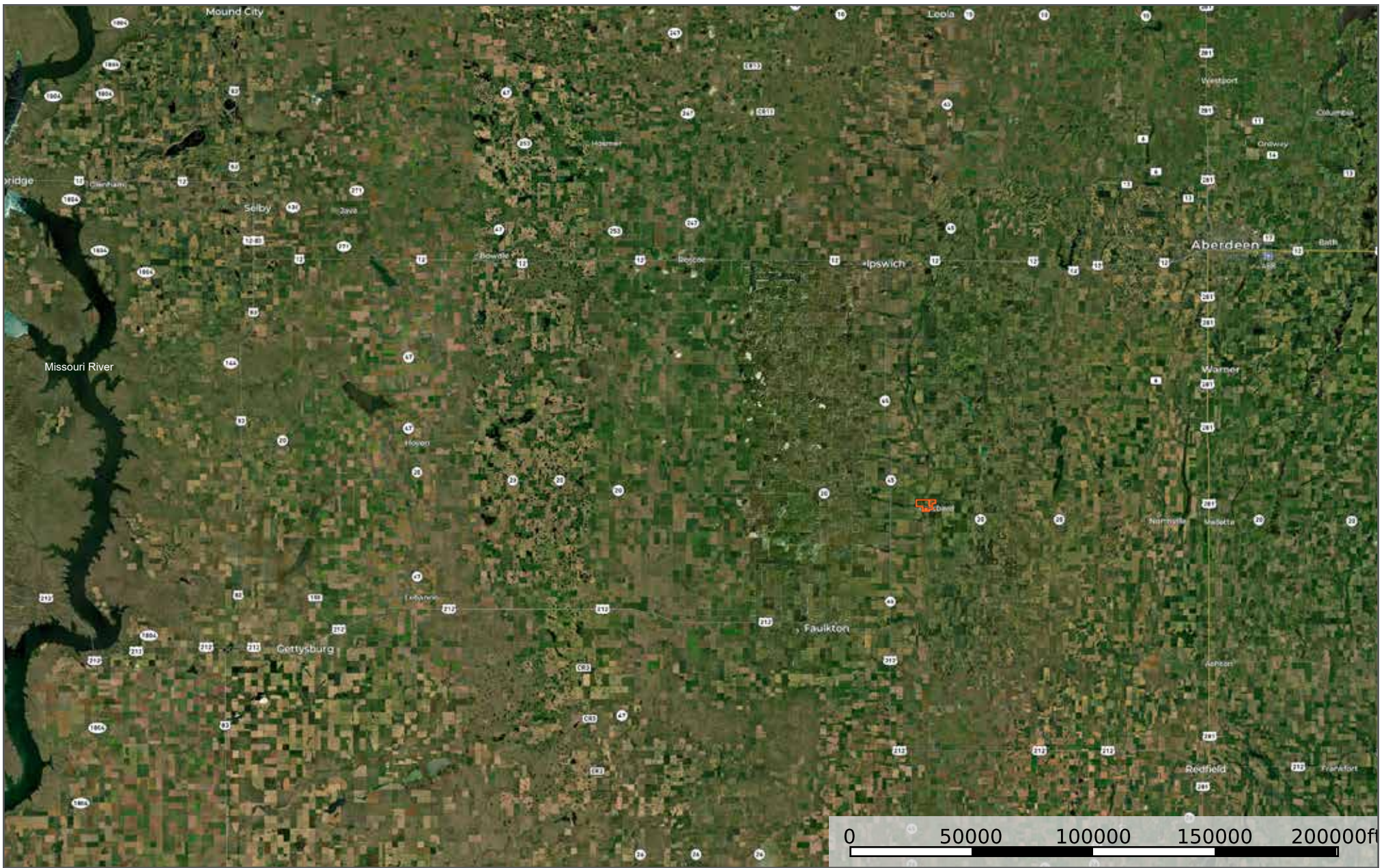


LIVE WATER
P R O P E R T I E S



Swift Wildlife Refuge - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Swift Wildlife Refuge - Location Map

••Maps are for visual aid only accuracy is not guaranteed.