

— SOLD —
BREWERY

WINERY

RETAIL
BUILDING

±13.66 ACRES | FOR SALE

TWO PARCELS AVAILABLE FOR PURCHASE TOGETHER OR SEPARATE

— LOCATED ON HWY 385 | HILL CITY, SOUTH DAKOTA —

CBRE

THE — OFFERING

**CBRE AND KELLER WILLIAMS – BLACK HILLS
ARE PLEASED TO PRESENT THE PRAIRIE
BERRY PORTFOLIO FOR SALE**, consisting of
four assets – a winery, retail building/event
space, vacation rental, and cabin + land.

The parcels are contiguous, totaling ±13.66
acres with an ability to subdivide the land
into smaller parcels. Interested buyers can
purchase the properties as a package or
individually.

Nestled in the heart of the Black Hills near the
iconic Mount Rushmore and just outside Hill
City, South Dakota, these properties capitalize
on high tourist traffic, ensuring a steady stream
of visitors.

The assets are modern, yet rustic, giving
customers a warm and inviting setting.

 [VIEW VIDEO](#)



THE OFFERING

SCENARIO ONE | PORTFOLIO

— **WINERY** \$5,500,000

— **RETAIL BUILDING +
EVENT SPACE**
— **VACATION RENTAL** \$2,665,000
— **CABIN + LAND**

TOTAL SALE PRICE \$8,165,000

WINERY | \$5,500,000



RETAIL BUILDING + ADDITIONAL PARCELS | \$2,665,000



SCENARIO TWO | INDIVIDUAL

WINERY \$5,500,000

RETAIL BUILDING
+ ADDITIONAL PARCELS \$2,665,000

1 **RETAIL BUILDING** \$2,250,000

2 **VACATION RENTAL**

3 **CABIN + LAND** \$415,000



PROPERTY DETAILS



13.66 ACRES

of contiguous land with ability to
subdivide into smaller parcels

PORTFOLIO

Unique opportunity to purchase
portfolio as a package or subdivide

NAME	BUILDING SIZE	LOT SIZE	INCLUDES
WINERY 23837 HIGHWAY 385	32,865 SF	4.86 AC	<ul style="list-style-type: none"> – State-of-the-art, three-story Class S winery – Retail tasting room with kitchen, offices and production floor – All furniture, fixtures and equipment included
RETAIL BUILDING 23835 HIGHWAY 385	8,779 SF	3.94 AC	<ul style="list-style-type: none"> – Full commercial kitchen – 200-person outdoor ceremony lawn built in 2021 – Second floor office/admin space
VACATION RENTAL	4,000 SF	2 AC	<ul style="list-style-type: none"> – Two units with 6 bedrooms and 3 bathrooms
CABIN + LAND	760 SF	2.86	<ul style="list-style-type: none"> – Pristine wooded area – Owner will sell cabin & land for \$415,000



23837
HWY 385

4.86 AC
32,865 SF

DISCOVER THE PERFECT BLEND OF ELEGANCE AND OUTDOORS AT THIS STATE-OF-THE-ART THREE-STORY CLASS S WINERY.

See, smell, sip and savor where exceptional wine production meets tourist attraction. This versatile facility features dedicated spaces for wine production, bottling, warehousing and office operations, ensuring a seamless workflow from vine to glass.

The winery is equipped with a water treatment site and a 50,000-gallon water storage tank, ensuring high-quality output.

WINERY
— 32,865 SF



WINERY EQUIPMENT & CAPACITY

- ANNUAL PRODUCTION CAPACITY EQUALS 150,000 GALLONS OR 63,000 CASES.
- MAXIMUM PRODUCTION CAPACITY EQUALS 350,000 GALLONS PER YEAR OR 147,000 CASES.

BUILDING

- ◆ 33,000 SF; two levels
 - 18,000 SF production
 - 8,500 SF administrative
 - 6,500 SF storefront

UTILITIES

- ◆ Three water temperatures to tanks:
heated: 120°F; chilled: 45°F; low
temperature chilled: 20°F
 - 20 ton geothermal heating and
cooling plant
 - 18.5 ton air cooled chiller
 - TankNet temperature control system
- ◆ 1200 amp electrical service

GRAPE CRUSH CAPACITY

- ◆ Puleo Vega 10 Destemmer-Crusher
(10 tph)
- ◆ Euromachines Europress P34 pneumatic
press (34 hl, 6-8 tons)
- ◆ Receiving hopper/variable speed auger
(1-25 tph)
- ◆ Ragazzini Rotho MS2 variable speed
peristaltic must pump, 5hp,
(5-8 tph/55 gpm)

CELLARING

- ◆ Total aggregate stainless steel tank
capacity: 85,000 gallons
- ◆ Sizes range from 1,015 gallons to 10,519
gallons, all tanks manufactured by Santa
Rosa Stainless Steel.
- ◆ Guth RA-45 Tank Agitators
- ◆ Alfa Laval GamaJet rotary tank cleaners

FILTRATION

- ◆ Bucher Vaslin Flavy FX-8 cross flow filter
(up to 80 hl/hr; 2,100 gal/hr)
- ◆ Bucher Vaslin Flavy FX-3 cross flow filter
(lees and retentate filter)

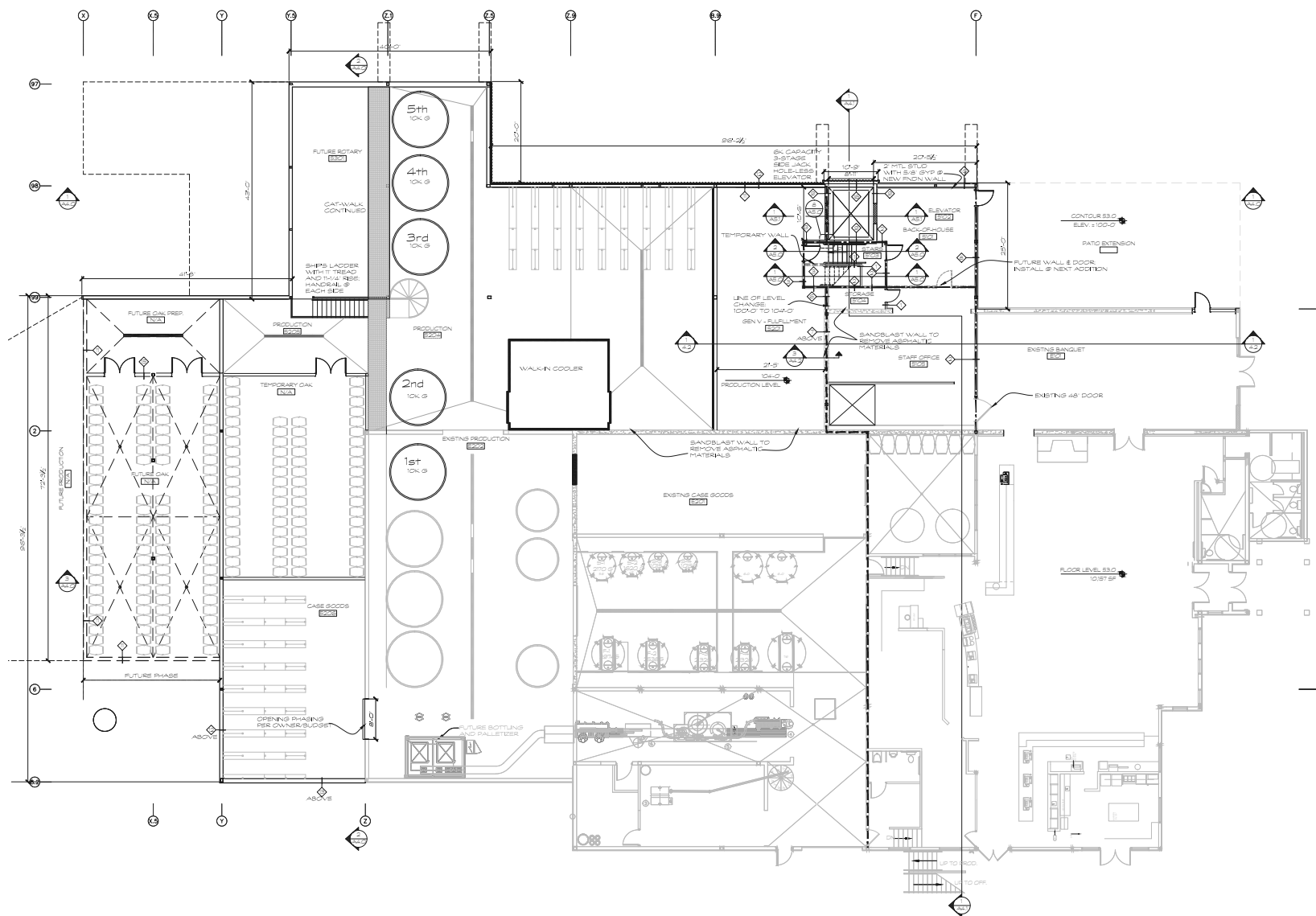
PACKAGING

- ◆ GAI Model 1652 nine valve monoblock
(1500 BPH, 10 hl/ hr, 265 gal/hr)
- ◆ GAI model 6006 pressure sensitive
labeler (1,500 BPH)

PUMPS

- ◆ Waukesha 2085 variable speed
centrifugal pump, 10hp, (300 gpm)
- ◆ TCW hiLo 210 variable speed flexible
impeller pump, 6hp (200 gpm)
- ◆ Zambelli T-110 variable speed flexible
impeller pump, 2hp, (57 gpm)
- ◆ Multiple variable and single speed
flexible impeller pumps, 1 hp (25 gpm)





WINERY

FLOOR PLAN

**23835
HWY 385**

**8.80 AC
8,779 SF**

THE RETAIL BUILDING OFFERS A UNIQUE CHARM via its versatile space that blends retail, food service, event space and a cozy bar. This property offers an ideal atmosphere for gatherings and celebrations.

Adjacent and to the northwest, a former residential building has been transformed into inviting vacation lodging, perfect for visitors seeking a home away from home. To the southeast, a quaint cabin adds to the appeal, providing additional accommodation options.

- ◆ 200-person outdoor ceremony lawn built in 2021
- ◆ Two-unit, 4,000 SF vacation rental house with 6 bedrooms & 3 bathrooms
- ◆ Full commercial kitchen
- ◆ Second floor office/admin space
- ◆ Cabin available on land
- ◆ 1.25 AC pristine wooded area
- ◆ **Owner will sell cabin & land for \$415,000**

RETAIL BUILDING + ADDITIONAL PARCELS

**8.8
AC**



EXTERIOR | VACATION RENTAL



EXTERIOR & INTERIOR | CABIN



PHOTOS



CENTRAL UTILITIES

WELL #1 275' deep, 25 gallons per minute
SD Water License No. 2529-2 (0.06 cfs)

WELL #2 450' deep, 25 gallons per minute
SD Water License No. 2719-2 (0.06 cfs)

WATER DISTRIBUTION SYSTEM 2 pumps @3 hp/60 gpm, one fire pump at 15 hp/350 gpm; distribution System: 4-6" water main w/ fire hydrants

WATER TREATMENT SYSTEM pH adjustment, chlorination, iron removal, particulate filtration

AVERAGE WATER USAGE 2,500 gallons per day

AVERAGE WASTEWATER USAGE 1,500 gallons per day

* TO BE MANAGED/OWNED BY THE PROPERTY ASSOCIATION

BUILDING
SIZE
600 SF

WATER

Centralized campus water system served by two wells, treatment/distribution system, water storage tank
EPA ID 2274

WASTE WATER

Centralized campus wastewater served by two soil absorption systems with a 4,100 gallon per day capacity

STORM WATER

Storm water retention basins for the 125-acre contributing drainage area

AREAS SERVED

Brewery, Campground, Winery, General Store

WATER STORAGE TANK

50,000 gallon capacity
– Expandable to 75,000 gallons

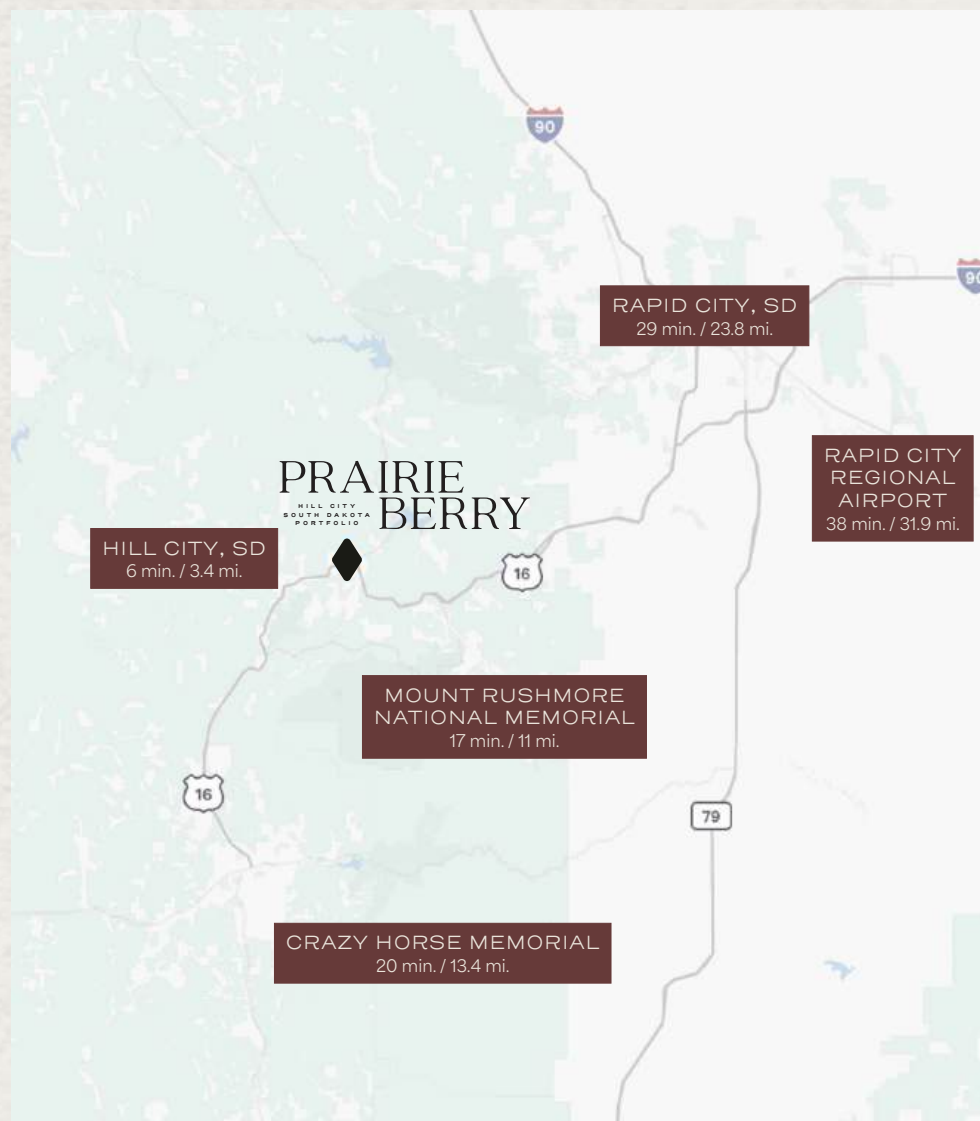
INTERNET

Lumen fiberoptic to demarc
All buildings on campus connected via fiberoptic network



THE COMPLETE PACKAGE

Situated along major state highways, the **PRAIRIE BERRY PORTFOLIO** stands out as an exceptional opportunity, perfectly positioned just miles from multiple national landmarks and vibrant metro areas. This prime location not only ensures ease of access for both locals and travelers, but also enhances visibility, making it an ideal spot for businesses and visitors alike.



SOUTH DAKOTA

A PRIME TOURIST — DESTINATION

PEOPLE
VISITED

14.7M

SOUTH
DAKOTA

MADE
FROM

\$4.06B

TOURISM
SPENDING

STATE & LOCAL

\$384M

TAX REVENUE

JOBS WERE
SUPPORTED

57,835

BY TOURISM
ACTIVITY

2.5M

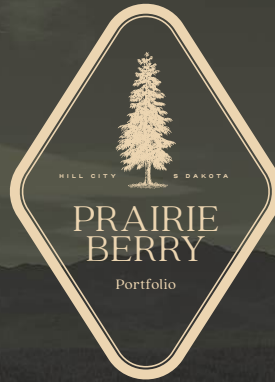
VISITORS TO THE MOUNT
RUSHMORE SITE WITHIN
THE BLACK HILLS NATIONAL
FOREST

THE TOURISM INDUSTRY IS A VITAL COMPONENT OF SOUTH DAKOTA'S ECONOMY, significantly bolstered by the breathtaking Black Hills National Forest.

This stunning region, known for its majestic landscapes, diverse wildlife and iconic attractions like Mount Rushmore and Crazy Horse Memorial, draws millions of visitors each year, creating a thriving market for hospitality, recreation and local businesses.

With the increasing demand for outdoor activities, eco-tourism and vacation retreats, this portfolio stands to be a strategic investment in a vibrant economic future.





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CBRE