

BREWERY

WINERY

RETAIL  
BUILDING

21 ACRES | FOR SALE

3 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, which consists of three assets – a brewery, winery and retail building & event space.

The parcels are contiguous, totaling ±21 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](#)



# PROPERTY HIGHLIGHTS

**OFFERING PRICE** \$10,100,000

**BREWERY** Pending

**WINERY** \$7,000,000

**RETAIL BUILDING LOT** \$3,100,000

**21 ACRES** of contiguous land with ability to subdivide into smaller parcels

**PORTFOLIO** Unique opportunity to purchase portfolio as a package or as individual parcels

## WINERY

23837 Hwy 385  
4.86 AC | 32,865 SF

- Retail tasting room with kitchen, offices and production floor
- All furniture, fixtures and equipment included

## RETAIL BUILDING

23835 Hwy 385  
8.56 AC | 8,779 SF

- Includes a 200-person outdoor ceremony lawn, built in 2021
- Two-unit vacation rental house and cabin available on land

## BREWERY

23845 Hwy 385  
7.7 AC | 4,445 SF

- Includes 750-person capacity with outdoor amphitheater, game lawn and RV campground
- Under contract



23845  
HWY 385

7.7 AC  
4,445 SF

**THIS TURN-KEY BREWERY BOASTS A SPACIOUS, STATE-OF-THE-ART BREWING FACILITY**, complete with modern equipment and a cozy taproom that invites patrons to unwind and savor expertly crafted beers.

Located just a stone's throw from the scenic outdoor attractions of the Black Hills National Forest, the brewery benefits from high foot traffic as tourists visit the landmarks.

With premier crafted drinks, picturesque views, outdoor amphitheater, game lawn and convenient location along the highway, Miner Brewery is a staple of the community.

- ◆ Includes 750-person capacity with outdoor amphitheater, game lawn and RV campground

**BREWERY**  
— 4,445 SF



**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.

- ◆ Production - 17,900 SF
- ◆ Admin - 4,840 SF
- ◆ Front of House - 7,560 SF
- ◆ Occupancy - 208 people

# WINERY

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# 32,865 SF



23835  
HWY 385  
8.56 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 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
- ◆ Cabin available on land
- ◆ Full commercial kitchen
- ◆ Second floor office/admin space

# RETAIL BUILDING

## 8,779 SF



# 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



## 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

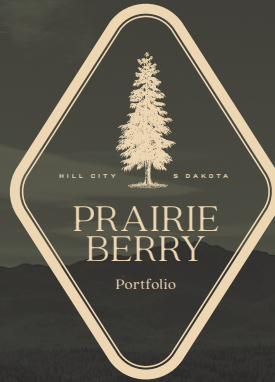
VISITORS TO THE MOUNT RUSHMORE SITE WITHIN THE BLACK HILLS NATIONAL FOREST

**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.





## SALE CONTACTS

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