



# RUSH NO MORE RV PARK AND RESORT

21137 BRIMSTONE PLACE  
STURGIS, SD 57785

**12+ AC CAMPGROUND \$3,300,000**

**60+/- AC LAND \$1,900,000**

**TOTAL SALE \$5,200,000**



**ESTABLISHED RV RESORT, CABINS & CAMPGROUND**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



### PROPERTY INFORMATION

Acres:	79.76 Acres
Parcel ID:	10.53.HR1R
Taxes (2023):	\$14,361.60
Legal Description:	Carlsten Sub Lot Hr-1 Revised
Water:	Well
Sewer:	Septic Tanks (8)
Electric:	Black Hills Power
Gas:	Natural Gas & Propane

### PROPERTY DETAILS

#### PRICE BREAKDOWN

12+ Acres Year-Around Campground*:	\$3,300,000
60+/- Acre Land for Development:	\$1,900,000
<b>Total Sale:</b>	<b>\$5,200,000</b>

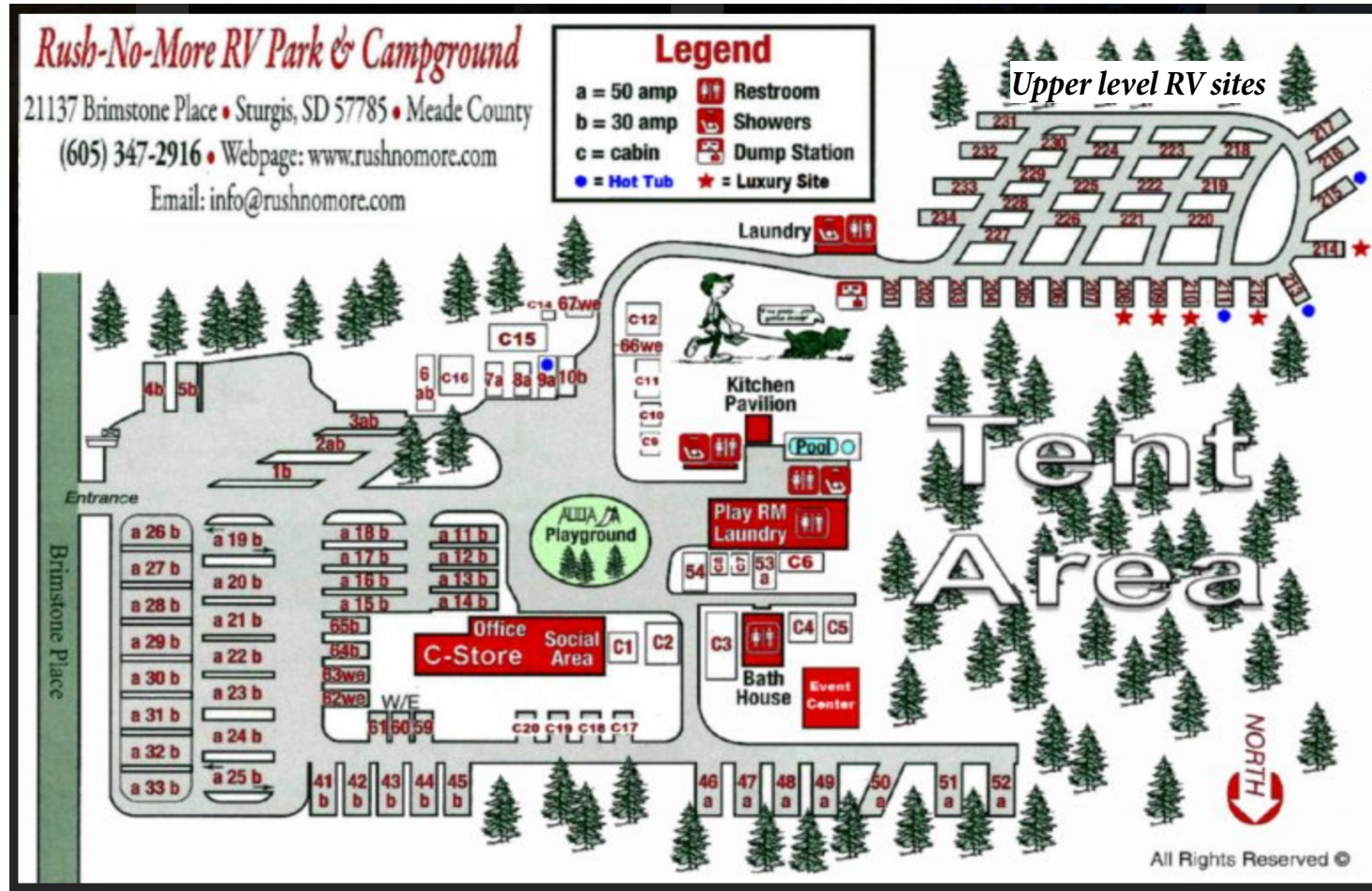
\*Campground sale is contingent on land sale.

### CAMPGROUND INFORMATION

Total RV Sites:	140
Standard RV Sites:	115 w/ hookups, 20 water/electric only
Pull-through Sites:	85
Premium RV Sites:	8 w/ concrete slabs, 4 of those w/ hot tubs
Tent Sites:	300+
Cabins:	19, various sizes that sleep 2 to 7 people
Event Center:	40 x 80 ft w/ Amphitheater

### PROPERTY OVERVIEW

- ▶ Rush No More RV Park and Resort includes 79+Acres bordering forest service with a perfect mix of RV sites, Cabins, Owners Residence, Event Center and additional acreage for future development.
- ▶ Located 1 mile west of I-90/5 miles from Main St Sturgis, 20 miles to Rapid City, approx. 25 miles to Spearfish, and less than 20 miles from Deadwood.
- ▶ Impeccable Good Sam Ratings with an ideal mix of seasonal bookings while also being able to take advantage of the Sturgis Motorcycle Rally.
- ▶ Outdoor amphitheater and event center currently hosts music festivals, reunions, weddings, RV events and more!
- ▶ Home & campground facilities take up only 12 acres, leaving an additional 60+ acres available for further development.
- ▶ [Property Virtual Tour Link](#)
- ▶ [Rush No More Website Link](#)



[Rush No More Campground Video Tour](#)

**PROPERTY HIGHLIGHTS**

- ▶ \$570,000 - 3 year average Gross Revenues
- ▶ All new roofs in the last 3 years
- ▶ Over 3 million annual visitors to the Black Hills
- ▶ Host of the Black Hills Bluegrass Festival
- ▶ Approx. 35% occupancy rate for 2023 leaves plenty of room for revenue growth.
- ▶ 5 miles from Main St Sturgis, SD
- ▶ 1 mile access to I-90
- ▶ Equipped with food service, malt beverage, and wine licenses
- ▶ [NDA and Financials Link](#)



*Pavillion & Commercial Kitchen*



*Cabin #15*



*Event area near pavillion*



*Cabins #17-20*

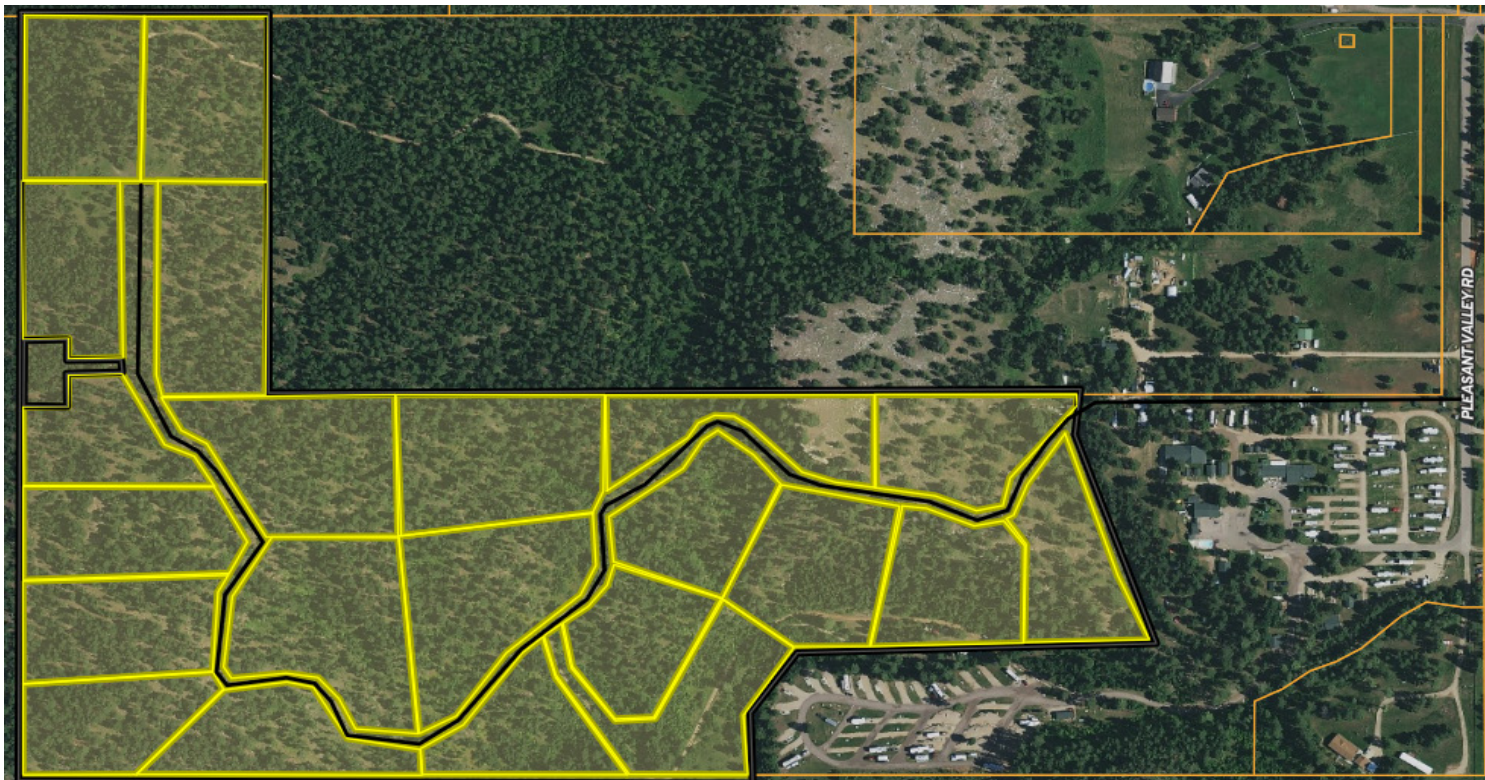


## 21137 BRIMSTONE PLACE STURGIS, SD 57785

**INCLUDED IN SALE**

- ▶ **Pool and hot tub:** with propane fueled heaters and filter/jet systems. Pumps less than two years old, heaters replaced 2016 and 2019.
- ▶ **Luxury RV sites (8):** with concrete patio, propane BBQ grill, table and chairs, 4 with their own personal hot tubs (new and placed into service for 21 season)
- ▶ **Covered pavilion:** with commercial kitchen including 4 top stove and oven, additional propane range and oven outside, large propane BBQ grill (5 or 6' x3), flat top, double deep fryer, 2 coolers and freezer, triple sink and another sink, stainless prep table, roasters, toaster, microwave, 3 coffee makers, cooking utensils and pot pans, cash register, etc.
- ▶ **Beer garden:** with Evaporative cooler, sink, hot water heater, pool table, bar, round tables and chairs and picnic tables, flat screen tv and sound system, covered outdoor area with tarp roof, fountain, horseshoe court, storage building with 6x10 walk in cooler, jukebox, some decorations on log finished walls, popcorn machine, slushy machine, small pizza freezer, kegerator, 3 commercial display coolers (rented from Coke), 2 pizza ovens and pans, piano, PA sound system and mixer, assorted glassware and dishware. 4 patio heaters and 1 propane firepit. 3 propane campfires for rental use. (No wood fires allowed on grounds by law-National Forest Fire Prevention Zone.)
- ▶ **Enclosed Events Center (80x40) with loft:** 2-man doors, and 2 tall roll up doors plus roll up doors on west side toward outdoor amphitheater, which is designed for watching events, sodded and surrounded by ponderosa pine trees, portable staging, 100 amp electric service, cold water sink, concrete ramps to all rollups, and east side porch with electric and drink rail, kegerator with 6 taps.
- ▶ **Workshop:** motorcycle lift, workbench, 2 washers and dryers for cabin linens and staff use, hand and power tools, shop vac, air compressor with hose, etc., with two storage lofts with supplies like towel dispensers, plumbing parts, bulbs, various hardware, paint, ect.
- ▶ **Laundry/Game Room:** heated with 4 washers and 6 propane dryers coin operated, two clothes-folding counters, two clothes racks, coin operated soap dispenser.
- ▶ **Game room and single bathroom/shower:** attached to laundry room with foosball and air hockey tables, card table and chairs, two love seats, desk, chair, computer, tv and DVD/VCR player, VCR tapes, book library and various board games. Evaporative cooler and propane heated (forced air) and two large hot water heaters.
- ▶ **3 bath/shower houses:** with tankless hot water heaters. The bath/shower house located on upper level of campground has a coin operated washer and dryer. 2 single bath/showers next to pool.
- ▶ **19 cabins:** ranging from 2 person sleepers to full house with full bath, wraparound porch, kitchen, propane BBQ grill, heat, and AC for all year accommodations. All cabins have AC, small fridge, and microwave. 3 cabins have bathrooms and coffee machines. 4 cabins have bathrooms and fully equipped kitchens, including appliances, pots, pans, dishes, glassware, utensils, etc. Linens, blankets, towels, pillows, etc. for all cabins.
- ▶ **Roof replacement:** Every roof on campground was replaced in 2020 with architectural 40-year asphalt shingles.
- ▶ **Powered Equipment & Tools:** 2 Kawasaki Mules, 3 gas powered golf carts, 1 zero steer Dixie Chopper 60' mower, 2 auto drive push mowers (1 may be inoperable), various trimmers, blowers, garden tools, parts, pull behind raking and rowing implements, gas cans, hoses, etc.
- ▶ **2 Fuel Tanks:** 1 500-gallon gasoline tank: with hand pump. 1 250-gallon diesel raised fuel tank with gravity feed filler.
- ▶ **Railroad ties and materials:** Group of railroad ties, cement block, fence posts and materials.
- ▶ **Picnic Tables and Benches:** Plastic picnic table/benches for sites and event center. Wooden convertible bench/tables for tent sites, wedding area and outdoor pavilion.
- ▶ **Office & C-Store:** Inner office includes desk, filing cabinets, wireless security camera screen and system and two cameras in office. Camera in beer garden and outside game room need transponder. Office/C-Store with desk, computer, printer, cash register file cabinet, shelving and clothes rack, inventory including \$5,000 in Rush No More T-shirts purchased 2021.
- ▶ **Onsite ATM:** owned by business (purchased 7/2020 for \$4000). \$2 per transaction to business. \$1 to ATM company.
- ▶ **2006 Lincoln Stretch Limousine:** with new tires, fully equipped with seating for 16, bar and barware, runs well & can be used for weddings, brewpub and winery tours and for transporting guests.
- ▶ **1965 GMC Dump Truck:** with 1000-gallon water tank and gas-powered pump. Used as fire truck. Tank can be removed to use truck as dumper. High dump body sides with working dump bed. Not currently licensed for road use. Handy to have for safety and useful too.

**DEVELOPMENT LAND**



**\*\*LAND FOR SALE IS HIGHLIGHTED IN YELLOW\*\***

**\*\*CONCEPTUAL MAP ONLY. THIS MAP REPRESENTS ONE OF A FEW POTENTIAL DEVELOPMENT LAYOUTS\*\***

- ▶ West side of property borders over 40,000 acres of Black Hills National Forest Land ([Source](#))
- ▶ Minutes away from the Ft. Meade Recreation Area ([Source](#))
- ▶ Gas & Electricity located nearby
- ▶ Perfect location for Sturgis' next Luxury Development!
- ▶ This land is currently combined with the campground. The sale and close of this property is contingent on Buyer and Seller agreeing to how the 60+/- acres shall be separated from the campground.
- ▶ Land parcels displayed are 1-3 acres each.



*Dalton Lake*  
23 miles from property



*Vanocker Canyon*  
6.4 miles from property



*Boulder Canyon*  
9.6 miles from property

**LOCATION PHOTOS**



*Back 60+/- Acres facing I-90*



*Upper level private RV sites*



*Office, Beer Garden, & Playground*



*Campground entrance*



*Upper level private RV sites*



*Upper level private RV sites*



*View facing I-90*



*Campground landscape*



*Campground entrance*

**PROPERTY PHOTOS**



*Office*



*Office interior & giftshop*



*Bar attached to office*



*Property managers living quarters*



*Seating area behind bar*



*Event center*



*Laundry room*



*Shower house*



*Game room*



**CABIN PHOTOS**



*Cabins #17-20*



*1 person cabin*



*Large Cabin*



*Cabin #11*



*Cabin Porch View*



*Large Cabin Porch View*



*Cabin with porch*



*Cabins #1-5*



*Large Cabin Porch View*

**INTERIOR CABIN PHOTOS**



*Cabin #11*



*Cabin #11*



*Cabin #11*



*Large Cabin #15*



*Large Cabin #15*



*Large Cabin #15*



*Large Cabin #15*



*Cabin #3*



*Cabin #3*



STATISTICS

WELCOME TO SOUTH DAKOTA  
AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life—Best hunting and fishing town
- #4 WalletHub—Best Places to rent

- #4 CNN Money—Best Place to Launch a Business
- #11 Forbes—Best Small City for Business

- #4 Wall Street Journal—Emerging Housing Markets
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #2 Best Business Climate in the US
- #2 Business Tax Climate by the Tax Foundation

- #1 America's Friendliest State for Small Business
- #2 Best State for Quality of Life
- #3 US News Fiscal Stability 2019 list

- #2 Best State for Small Business Taxes
- #2 Best State for Overall Well-Being and Happiness
- #3 Small Business Policy Index 2018 list