



CUSTER CRAZY HORSE CAMPGROUND

1116 N 5TH ST
CUSTER, SD 57730

FOR SALE \$2,500,000



125 SITE CAMPGROUND ON 13.40 ACRES

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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.



1116 N 5TH ST
CUSTER, SD 57730

PROPERTY INFORMATION

Acres:	13.40
Tax ID:	008810, 008809, 008807, 008808, 008806
Taxes (2024):	\$10,831.96
Legal Description:	BAVARIAN HILLS ESTATES - REV TR MOR- GAN OF LOT 11 IN NW4 SEC 23 T3 R4 6.90 AC, CUSTER CITY 7300005400000100
Water:	Custer
Sewer:	Custer
Electric:	BH Electric Cooperative
Gas:	Propane

PROPERTY DETAILS

PROPERTY OVERVIEW

- ▶ Established seasonal campground and RV park ***property in the heart of the Black Hills tourism corridor***
- ▶ ***Excellent visibility and access*** along Hwy 385, just minutes from Crazy Horse Memorial, Custer State Park, and Mount Rushmore
- ▶ 125 sites including RV sites with full hook-ups, tent sites, and camping cabins
- ▶ ***On-site amenities:*** restrooms with showers, laundry facility, playground, camp store, swimming pool, and coffee hut
- ▶ Additional land available on-site providing ***opportunity to expand*** with new RV, cabin, or tent sites
- ▶ Well-maintained grounds with mature pines and ***natural setting that enhances guest experience***
- ▶ Owners residence or manager living quarters on-site
- ▶ ***Positioned for continued revenue growth***, with upside through site expansion, additional marketing, and rate adjustments.
- ▶ [Video](#)
- ▶ [Financials/NDA](#)
- ▶ [Website](#)

CAMPGROUND INFORMATION

Total RV Sites:	86 sites (41 50-amp full hook up sites, 21 30-amp full hook up sites, & 24 30-amp and water sites)
Cabins:	24 sleeper cabins
Tent Sites:	14 sites (9 bare sites, 5 water & electric sites)
Deck House:	Sleeps 4
Amenities:	<ul style="list-style-type: none">• Two sets of bath/shower houses• Heated 18,000-gallon swimming pool• Coin-operated laundry room• Reservation office and general store area• Fully-equipped coffee hut• Propane and dump stations

EXCLUSIVELY LISTED BY:

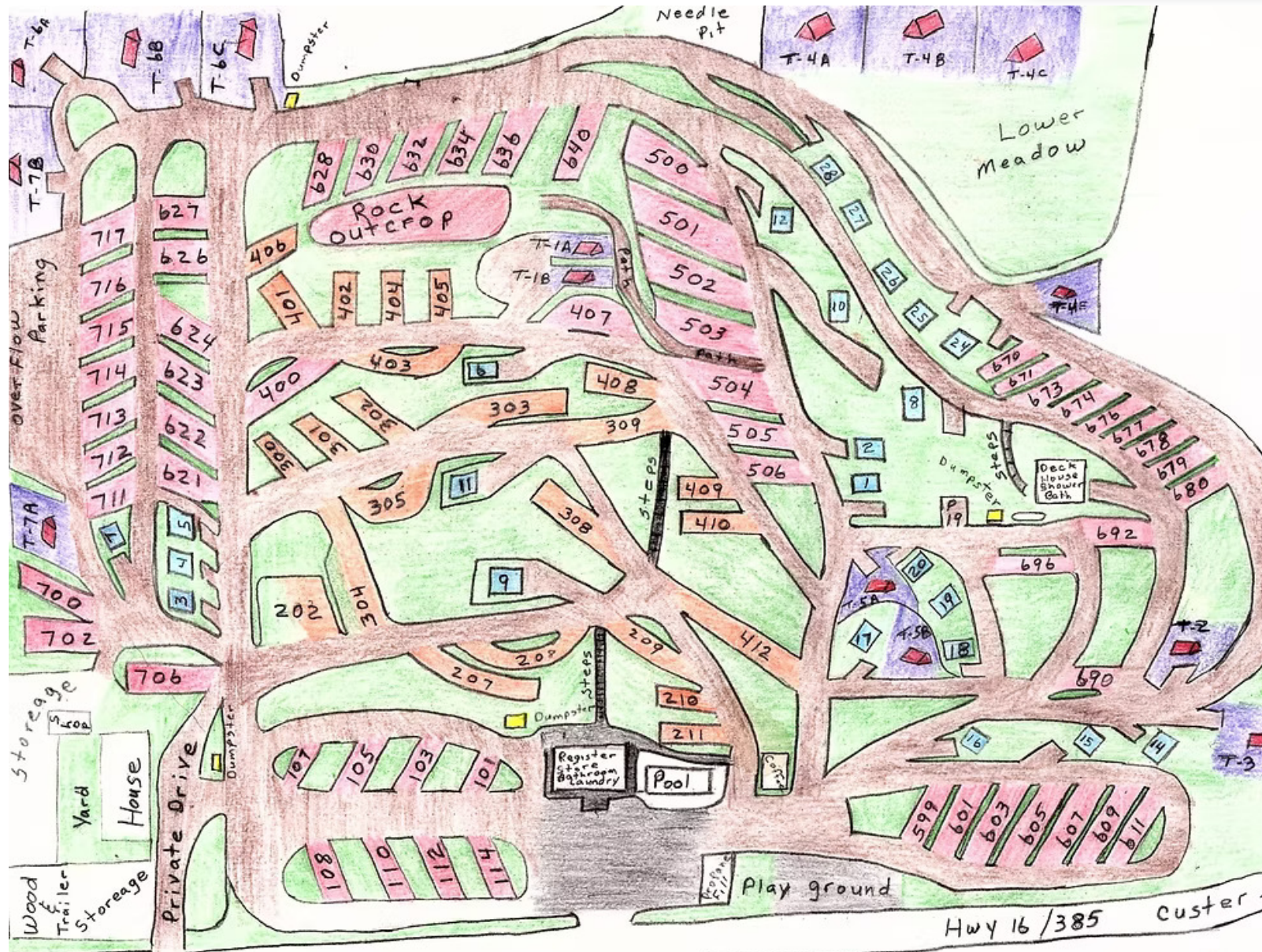
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CAMPGROUND MAP



MAIN BUILDING PHOTOS



SITE PHOTOS



PROPERTY PHOTOS

Cabin Interior



Pool



Main Building



Cabin Exterior



Deck House



Coffee Hut

PROPERTY PHOTOS



Owner's Residence

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment-Leading Metro in the Plains
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To



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