



RIDGE VIEW SPRINGS

HOT SPRINGS, SOUTH DAKOTA | 61 ACRES | \$1,200,000

Ridge View Springs is an exceptional 61.16-acre property set against the scenic backdrop of South Dakota's southern Black Hills, just three miles north of Hot Springs. Offering sweeping Black Hills views, striking sunrises and sunsets, abundant wildlife, and a remarkable sense of privacy, the property combines the character of a working horse and livestock property with outstanding recreational and future development potential. Three fenced pastures feature gently rolling, grazeable terrain accented by cottonwoods, chokecherry bushes, scattered pines, and a distinctive red-rock ridge overlooking the property. Improvements include a well-equipped 70' x 38' insulated steel horse barn with nine box stalls, pipe corrals, multiple water hydrants, electricity, and an established homesite with a concrete basement, septic, water, and power. With convenient access to Highway 385 and nearby destinations including Wind Cave National Park, Custer State Park, Angostura Reservoir, Mount Rushmore, and Rapid City, Ridge View Springs presents a rare opportunity to own a versatile Black Hills property with exceptional scenery, accessibility, and possibilities for the future.

Ridge View Springs is conveniently located just 3 miles north of Hot Springs, South Dakota, along the US Highway 385 corridor, offering an ideal balance of peaceful rural living and easy access to the many attractions of the Black Hills. Wind Cave National Park is only 6 miles north, providing nearby opportunities for hiking, wildlife viewing, camping, and cave exploration. Custer State Park, one of South Dakota's premier outdoor destinations, is approximately 22 miles north, while iconic Mount Rushmore National Memorial is about 48 miles away. Rapid City, the region's primary hub for shopping, dining, healthcare, and air travel, is approximately 54 miles north. The historic town of Deadwood is roughly 84 miles from the property. With Hot Springs just minutes away and some of the Black Hills' most celebrated destinations within an easy drive, Ridge View Springs offers an exceptional location for enjoying the recreation, scenery, history, and lifestyle of western South Dakota.



ACREAGE

The Ridge View Springs Property encompasses 61.16 deeded acres divided into three separate pastures, offering a versatile setting for horses, livestock, or a variety of rural uses. The property has historically supported a horse operation, along with a small number of cattle and limited hay production. The land is exceptionally scenic, featuring gently sloping, grazeable draws accented by mature cottonwoods, chokecherry bushes, and scattered pine trees. A distinctive red-rock ridge rises above the landscape, providing a striking natural feature and overlooking much of the property. The perimeter is fenced, with a cattle guard at the entrance for convenient access, and a well-maintained gravel driveway leads into the property from Ridge View Springs Road.

IMPROVEMENTS

The Ridge View Springs Property features a well-equipped 70' x 38' Sentinel steel, clear-span insulated horse barn built in 2004. The barn is serviced by 220-volt electricity and includes nine box stalls, a concrete center alley with PEX tubing installed for future in-floor heat, a concrete wash rack with drain, a tack room with concrete flooring, an exhaust fan, an outdoor wash rack, and loft storage. The structure is set on a substantial 6-foot concrete pony wall, and a conveniently located water hydrant inside the barn adds to its functionality for livestock and equestrian use.

The property also includes an established homesite with a 42' x 28' concrete basement, along with an existing septic system, electricity, and water line, providing a valuable foundation for future residential improvements. Additional livestock infrastructure includes pipe corrals with water access and an exterior yard light, further enhancing the property's versatility as a horse, cattle, or recreational property.



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WILDLIFE AND RECREATION

The property offers abundant wildlife and exceptional access to the year-round recreational opportunities of South Dakota's Black Hills. Whitetail deer, wild turkeys, coyotes, bobcats, and grouse are among the wildlife commonly found on and around the property, adding to its natural character and appeal. Approximately 20 miles to the south, Angostura Reservoir provides excellent fishing, boating, and a variety of water sports. Throughout the Black Hills, outdoor enthusiasts can enjoy hiking, biking, horseback and trail riding, fishing, boating, skiing, and extensive off-road recreation. The 109-mile George S. Mickelson Trail offers outstanding hiking and biking through some of the region's most scenic landscapes, while nearby Custer State Park is renowned for wildlife viewing, camping, hiking, and sightseeing. More than 700 miles of designated OHV trails provide opportunities to explore the Black Hills by motorized vehicle, while Wind Cave National Park and Jewel Cave National Monument offer remarkable underground adventures and unique geological features. With such a wide variety of recreation close at hand, Ridge View Springs is ideally situated for enjoying the Black Hills lifestyle in every season.

WATER AND ELECTRICITY

The property has access to a shared water well on the eastern edge of the property. There are 4 water hydrants strategically located on the property. Additional water lines are in place, providing the potential to add more hydrants or automatic livestock waters. The property also has access to Fall River Water Users District along Hwy 385. Electrical Power extends from the east boundary to the west boundary.

ACCESS

The property has good access off of Ridge View Springs Road on the west side of the property. Property benefits from an unverified recorded right-of-way with direct access to Hwy 385; buyer to confirm via title commitment.





SUMMARY

With established infrastructure, quality equestrian facilities, multiple water sources, electrical service, convenient access, and an existing homesite, Ridge View Springs offers exceptional versatility in a highly desirable Southern Black Hills setting. The property also presents the potential for additional homesites and future subdivision, subject to applicable county approvals and utility availability. Whether envisioned as a private residence, equestrian estate, working livestock property, recreational retreat, or long-term investment opportunity, this scenic 61.16-acre property offers a rare combination of improvements, natural beauty, accessibility, and future potential. Ridge View Springs is a distinctive Black Hills property that deserves a closer look.



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