



## ANGOSTURA GITAWAY

HOT SPRINGS, SOUTH DAKOTA | 2 ACRES | \$70,000

Searching for peace, privacy, and wide-open views? Angostura Gitaway offers a rare opportunity featuring five separate lots, each approximately 2.48 acres, set in the unspoiled ranch lands near South Dakota's scenic Angostura Recreation Area. With sweeping, long-range views and a serene, undeveloped setting, this is the perfect place to build your dream retreat.

Angostura Gitaway is in southwest South Dakota with year-round access from County Hwy 79. Oral, an unincorporated, rural ranching community, is five miles northeast. Hot Springs is 11 miles northwest. It is the county seat and offers numerous attractions and modern conveniences. The 2nd largest city in South Dakota, Rapid City, is an easy 59 miles north.

The rolling, grass-covered hills are approximately 2.5 acre lots that border County Hwy 79 and offer an ideal home site for the recreational opportunists. The untouched landscape of grasslands, at 3,200' above sea level, are very pleasant and productive. Electric and city water are available with fiber optics bordering the lots. A road will be developed to all the lots. Light covenants will be in place to ensure the homes are compatible with the natural environment and beauty of the area.







## RECREATION

The Angostura Recreation Area is located five miles west of the lots. Angostura Reservoir is a water-lover's haven with breathtaking, scenic views. Offering crystal clear waters, 36 miles of shoreline, and some of the finest sandy beaches in the state, the area boasts many water sports and summer fun activities - camping, boating, fishing, and swimming. Its strong fishery is well known for walleye, smallmouth bass, crappie, and supports northern pike, largemouth bass, perch and bluegill.

Hot Springs is home to mineral springs, fossils, and attractions such as Wind Cave National Park and Southern Hills Golf Course. It is an easy drive to Mount Rushmore and all that the Black Hills has to offer.

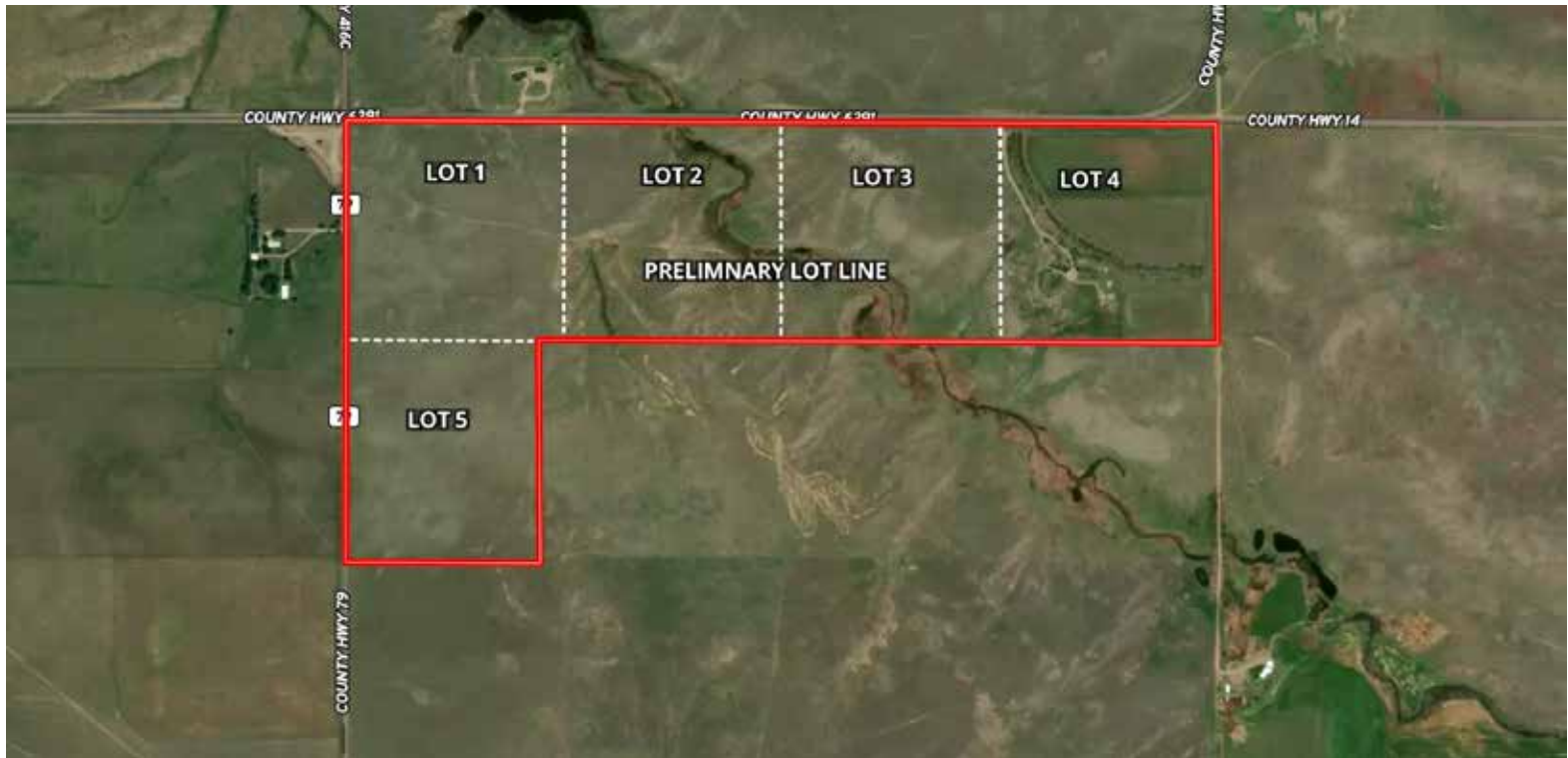
You'll love the weather too. Hot Springs is widely considered the "Banana Belt" of the Black Hills, with a micro-climate separate from the rest of the Black Hills, providing comparatively mild winters and warm summer days and cool summer nights with low humidity.

Antelope, mule deer, white-tailed deer and coyote frequent the lots. There is also turkey and nearby waterfowl.

## SUMMARY

Discover the perfect blend of scenic beauty and outdoor recreation with these 2.48-acre home sites located just off County Hwy 79 near Angostura Lake in Hot Springs, South Dakota. Lots 1 through 5 are ready for your custom build, offering year-round access, city water, and electric service already in place. Situated minutes from boat ramps and the renowned Angostura State Recreation Area, this location is ideal for those who love boating, fishing, wakeboarding, waterskiing, wake surfing, jet skiing, and sailing. Whether you're looking for a full-time residence or a vacation retreat, this is a rare opportunity to invest in South Dakota land with exceptional recreational access.

Co-listed with Sherrie Nutter at JT Wise Choices LLC.



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