



2024 PROPERTY GUIDE

Where Luxury Meets Landscape

Nestled in the breathtaking mountains of western South Dakota known as the Black Hills lies a private, four-season community waiting for you to call it home.

LEAD, SOUTH DAKOTA



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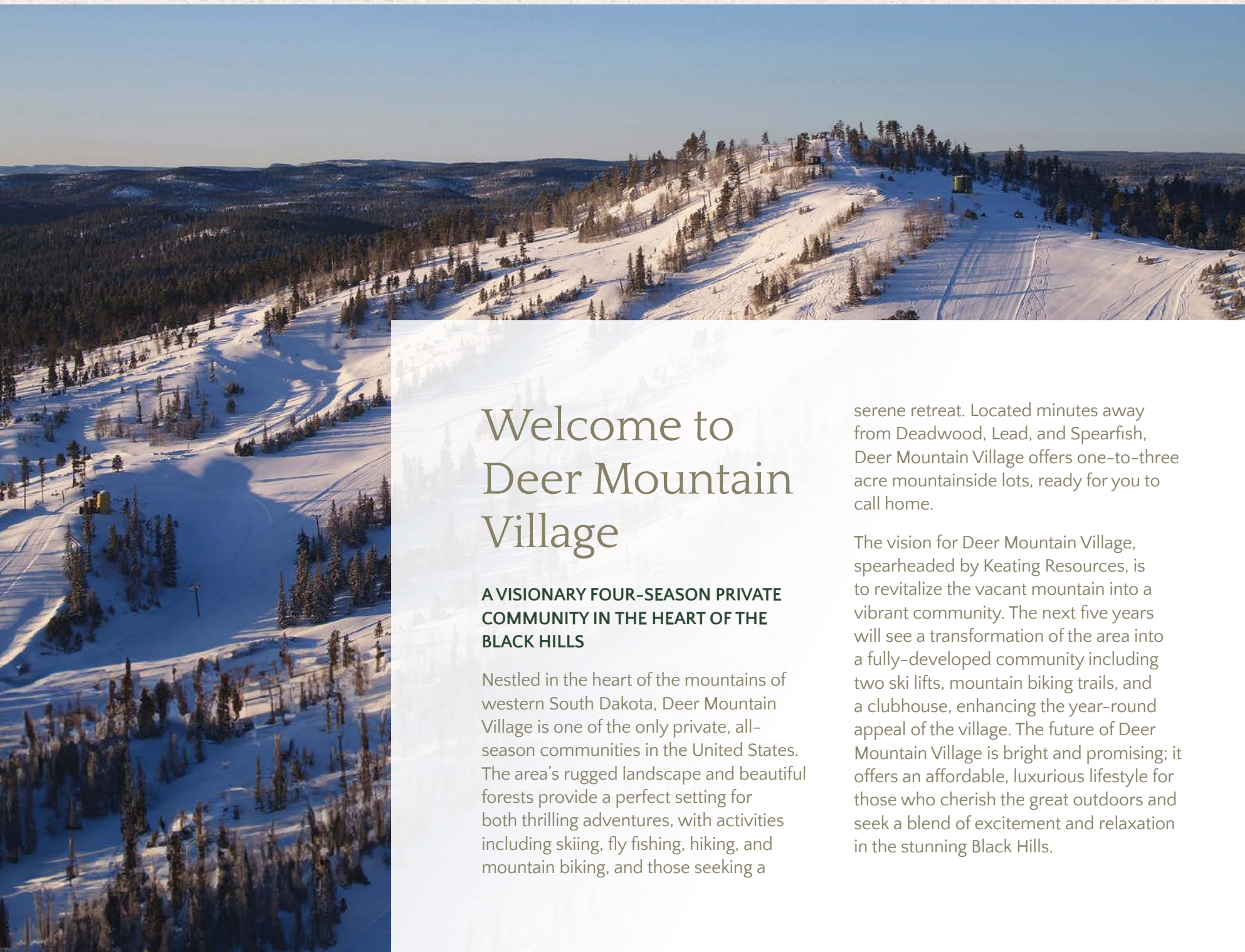
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Welcome to Deer Mountain Village

A VISIONARY FOUR-SEASON PRIVATE COMMUNITY IN THE HEART OF THE BLACK HILLS

Nestled in the heart of the mountains of western South Dakota, Deer Mountain Village is one of the only private, all-season communities in the United States. The area's rugged landscape and beautiful forests provide a perfect setting for both thrilling adventures, with activities including skiing, fly fishing, hiking, and mountain biking, and those seeking a

serene retreat. Located minutes away from Deadwood, Lead, and Spearfish, Deer Mountain Village offers one-to-three acre mountainside lots, ready for you to call home.

The vision for Deer Mountain Village, spearheaded by Keating Resources, is to revitalize the vacant mountain into a vibrant community. The next five years will see a transformation of the area into a fully-developed community including two ski lifts, mountain biking trails, and a clubhouse, enhancing the year-round appeal of the village. The future of Deer Mountain Village is bright and promising; it offers an affordable, luxurious lifestyle for those who cherish the great outdoors and seek a blend of excitement and relaxation in the stunning Black Hills.



“...but how is it that I’ve heard so little of this miracle and we, toward the Atlantic, have heard so much of the Grand Canyon, when this is even more miraculous. All the better eventually that the Dakotas are not on the through line to the coast.”

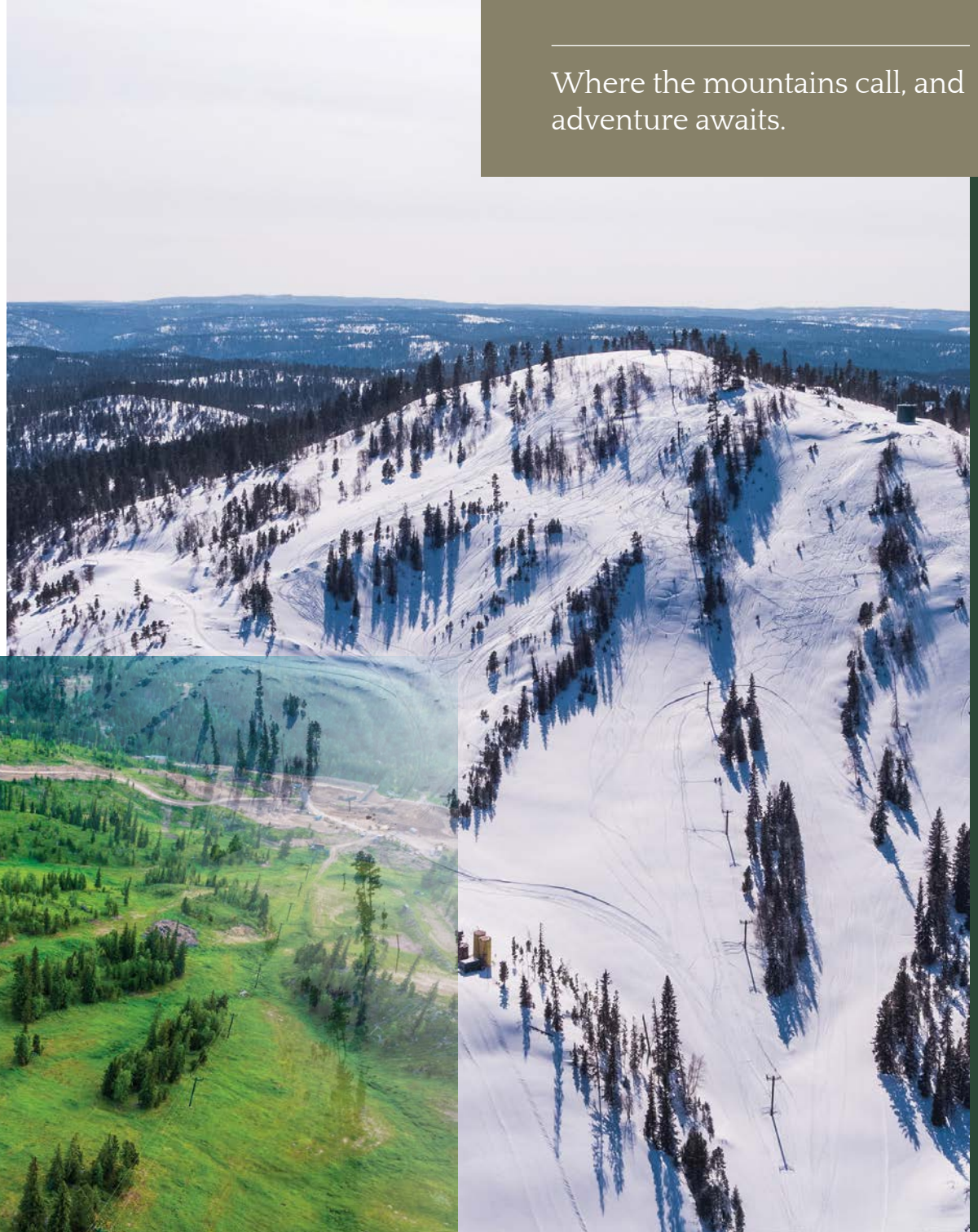
— Frank Lloyd Wright

The Mountain

Deer Mountain hosts an array of outdoor amenities that cater to both winter and summer sports, making it an adventure seeker's dream come true.

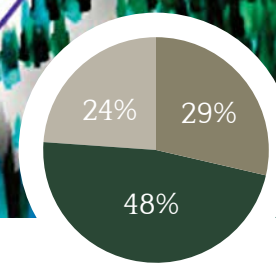
Whether you're a skiing fanatic, a seasoned mountain biker, or a casual hiker, there's something for everyone at DMV. The mountain boasts two lifts, one on the West and one on the East. The under-construction, 10-mile bike trail system, designed by renowned Pete Costain, promises to be a thrilling experience for even the most skilled riders.

Where the mountains call, and adventure awaits.



The Mountain

With over 280 acres of recreational space and more than 100 acres of skiable and bikeable terrain, it's a vast playground full of endless hours of fun and adventure.



Terrain Overview

- BEGINNER RUNS
- INTERMEDIATE RUNS
- ADVANCED RUNS

29%

BEGINNER RUNS

48%

INTERMEDIATE RUNS

24%

ADVANCED RUNS

1.6 miles 120 ac

LONGEST RUN

120 ac

SKIABLE ACREAGE



Clubhouse Amenities

Inside the Clubhouse, families can enjoy light meals and drinks at the bar and cafe while catching up on their favorite shows on the TV or challenging each other to a game of pool. The lounge area and locker rooms provide an additional level of comfort and convenience for guests.

Outside, the fun continues with a pool and hot tub perfect for soaking up the sun, a sprawling outdoor lounge space ideal for relaxing with loved ones, two pickleball courts, and a tennis court perfect for those who love friendly competition.

Utility Building

Ski Patrol

Ski Lift

Clubhouse

Multipurpose Courts
for Pickleball, Tennis,
and Basketball

Recreation Barn

Hot Tub & Pool

Tubing Area



The Clubhouse

At the base of Deer Mountain, The Clubhouse is the ultimate haven for rest, relaxation, and socializing.

Whether you're looking to unwind after an exciting day of exploring, looking for a fun-filled day of activities, or a balance between the two, The Clubhouse has got you covered.

[View Clubhouse Concept Presentation \(PDF\)](#)



The images provided represent the architectural vision for the Clubhouse; the actual design of the Clubhouse is currently under development.



The clubhouse and attached amenities will begin construction in June 2024 with expected completion in 2025.

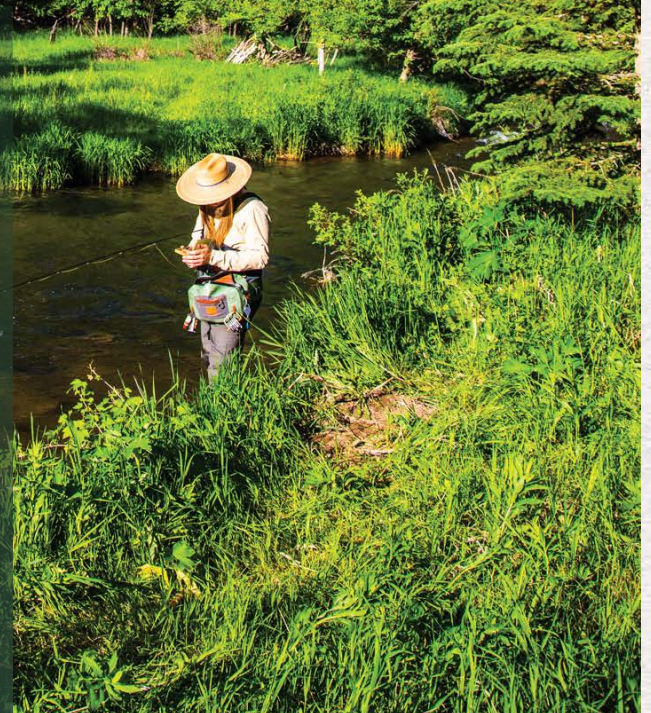
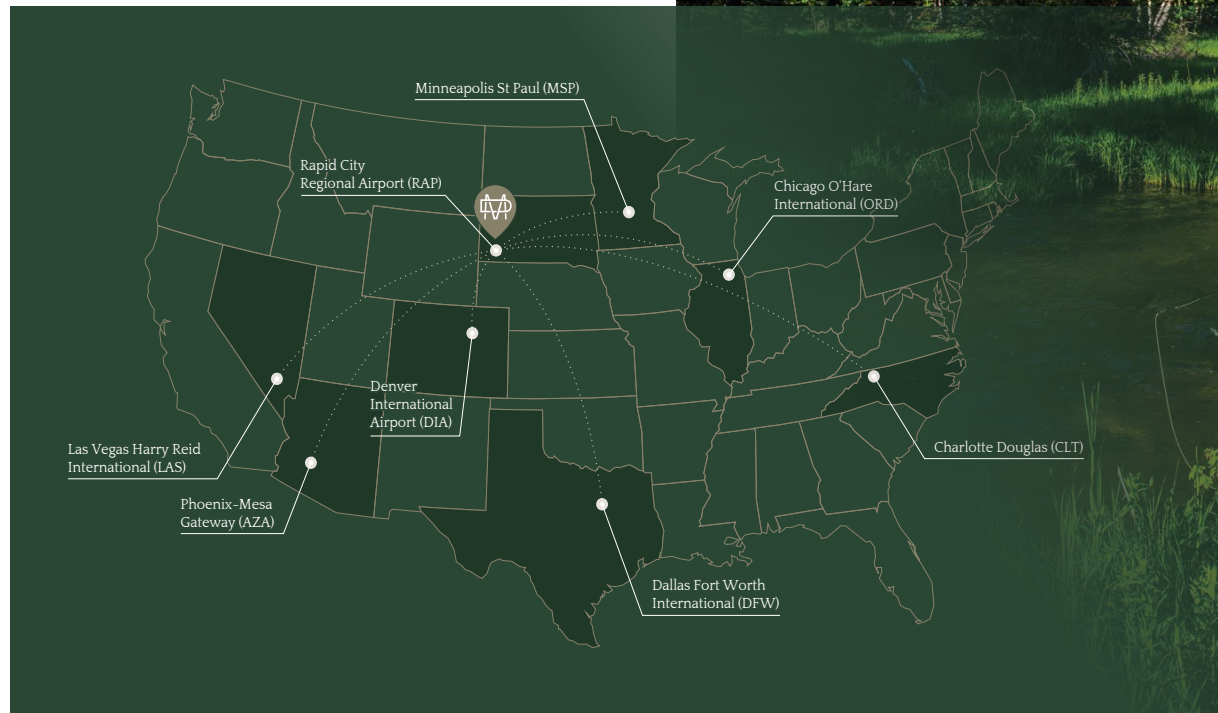


The Location

Located in the Heart of the Northern Black Hills, neighboring the historic towns of Spearfish, Deadwood, and Lead, Deer Mountain Village is in the middle of it all.

GETTING HERE

Deer Mountain Village is a one-hour drive from Rapid City Airport which hosts direct flights from seven major airports nationwide. Additionally, private aircrafts can land at Black Hills Airport, just 25 minutes from the property. Aspen, CO and Jackson Hole, WY are both a 50-minute flight to the Black Hills Airport in Spearfish, SD.



Directions to DMV

(Elevation 6200' - 6600')

FROM SPEARFISH, SD 23.9 MI (Elevation 3864')

Get on I-90 E/ US-85 S 0.8 Miles
Follow I-90 E/ US-85 S to US-14A W/ Pionerr Way 14.1 Miles
Continue on US-14A W. 8.0 Miles
Drive to Deer Mountain Road

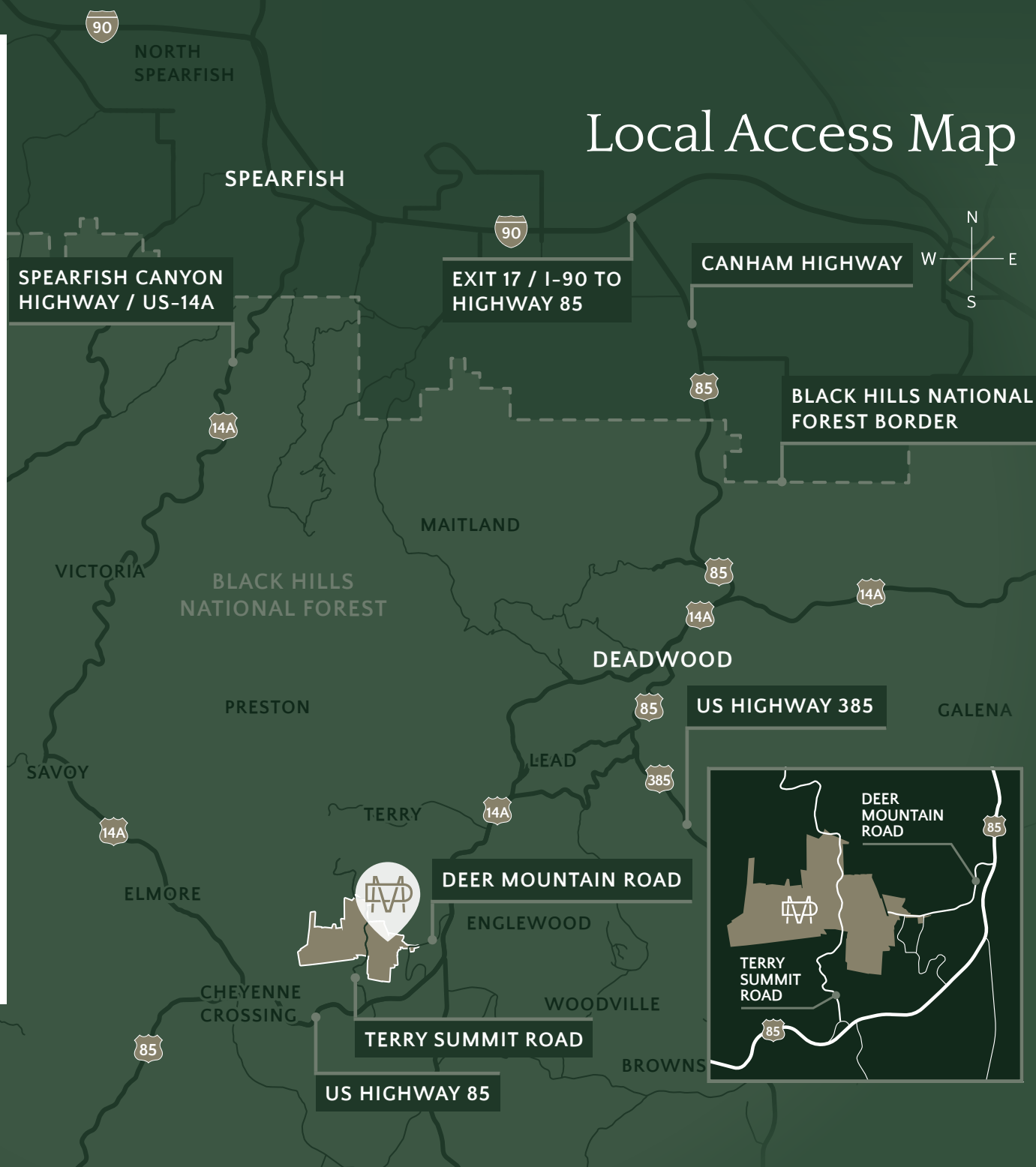
FROM STURGIS, SD 22.4 MI (Elevation 3422')

Take Ballpark Rd and Moose Dr to US-14A W/ Boulder Canyon Road/ Lazelle Street 2.6 Miles
Turn left onto US-14A W/ Boulder Canyon Road/ Lazelle Street 18.6 Miles
Turn right onto Deer Mountain Road 1.2 Miles

FROM RAPID CITY, SD 49.7 MI (Elevation 3202')

Get on I-90 W from Theodore Roosevelt Expy and Exit 1A 2.5 Miles
Follow I-90 W to SD-34 W/ SD-79 S/ I-90 BL/ Lazelle Street. Take exit 30 from I-90 W 27.1 Miles
Follow US-14A W to Deer Mountain Road 20.1 Miles

Local Access Map



Spearfish

Discover Spearfish, South Dakota, just 30-minutes from Deer Mountain Village. This bustling town is the largest in the Northern Black Hills, and has been a thriving center for art, culture and outdoor recreation since 1888. Enjoy delicious cuisine, refreshing brews and unique stops like the DC National Historic Fish Hatchery.



A thriving center for art, culture and outdoor recreation since 1888.



Deadwood

Just a 15-minute drive from Deer Mountain sits Deadwood, a town steeped in western history and charm. With over 2.5 million visitors a year, this is a destination worth exploring. Try your luck at one of the many casinos, pull up a chair in one of the legendary bars, or watch one of the best live music acts at Outlaw Square.



Lead

Five minutes from Deer Mountain Village, discover the historic mining town of Lead, South Dakota—home to the highest producing gold mine in American History, which is now home to Sanford Underground Research Facility (SURF). SURF is the deepest underground research facility in the US where scientists search to answer fundamental questions about the universe in areas such as dark matter and neutrino physics.



Discover the historic mining town of Lead, South Dakota.



Local Amenities



Map Key

- AIRPORTS
- PARKS & MONUMENTS
- BARS & RESTAURANTS
- RECREATION
- SCHOOLS

DEVILS TOWER
NATIONAL MONUMENT

BLACK HILLS
STATE UNIVERSITY

BLACK HILLS AIRPORT

THE MILLER CREEK
PUB & PATIO

STINGER SALOON

SPEARFISH

DEADWOOD

STURGIS

MILL IRON

HISTORIC DOWNTOWN
DEADWOOD

BELLE JOLLI WINERY
TASTING ROOM

THE LANDMARK
CASINO

SOUTH DAKOTA
SCHOOL OF MINES

RAPID CITY

BLACK HILLS
CAVERNS

RAPID CITY
REGIONAL AIRPORT

MOUNT RUSHMORE

CRAZY HORSE MEMORIAL

CUSTER

CUSTER STATE PARK

Adventures in the Area

Deer Mountain Village is the perfect destination for families seeking an active yet tranquil retreat. With so many activities to offer, there's something for everyone to enjoy.

Kids can splash around in the Clubhouse pool, while parents play a few rounds of pickleball on the nearby court. If you're feeling adventurous, head to the slopes to ski or snowboard down the mountain, or rent a mountain bike and explore the scenic trails. And after a day filled with excitement, retire to your cozy cabin to relax and unwind. At Deer Mountain Village, you and your family will create memories that will last a lifetime.

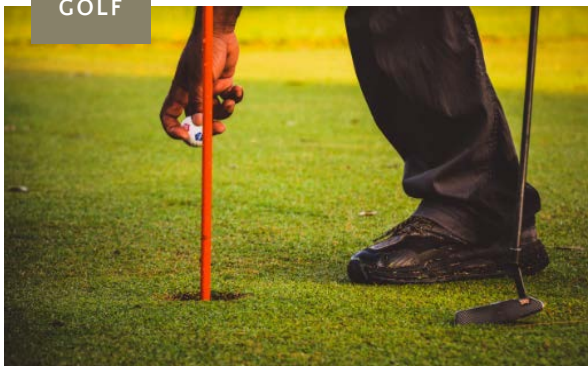
SKIING



FLY FISHING



GOLF



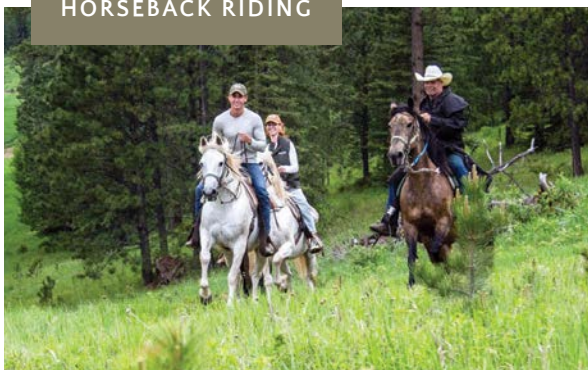
WATER SPORTS



MOUNTAIN BIKING



HORSEBACK RIDING



SNOWMOBILING & ATV'S







NATURAL BEAUTY

The Black Hills are the highest mountain range in the United States east of the rockies. From rugged mountains and beautiful canyons in the northern hills to striking rock formations in the southern hills, streams filled with trout, and forests home to black hills spruce, aspen, birch and ponderosa, there is no shortage of natural beauty and geological diversity in the Black Hills.

LOW TAXATION

South Dakota is a state well known for low taxation and regulation, promoting investment and business growth. There is no income tax in the state and it is also typically ranked as the #1 state to establish legacy trusts.

DIVERSE ECONOMY

A common issue in many mountain destinations is that there is no real economy to speak of outside of tourism, and this creates labor issues. This is not the case in the Black Hills. The Region is home to a diverse economy which includes agriculture, mineral extraction, gaming, tourism, and a strategic airforce base home to our nations stealth bombers. Also, the year around population of the region is over 150,000 and up to 225,000 during the summer months.

ACCESSIBILITY

Located near the center of the nation, the Black Hills are highly accessibly. Rapid City Regional Airport hosts daily flights from Dallas, Denver, Charlotte, Phoenix, Minneapolis, Chicago, and Las Vegas. For Private Fliers, Black Hills Airport in Spearfish has a 6,400' runway which can accommodate most private aircrafts.

Exceptional Value in a Serene Setting

Discover the extraordinary value of Deer Mountain Village's land, priced at just \$336,000 per acre. Compared to other renowned ski towns like Aspen and Park City, where prices soar well into the millions per acre, this tranquil mountain haven offers an enticing opportunity for both homeowners and investors. With boundless potential for appreciation, Deer Mountain Village stands as an excellent choice for those seeking an idyllic lifestyle without the premium price tag.

US MOUNTAIN TOWN PRICING QUICKLOOK

CITY	MEAN LIST PRICE PER ACRE
Park City, UT	\$3,131,216
Aspen, CO	\$10,392,530
Jackson, WY	\$2,893,926
Ketchum, ID	\$1,938,042
Lake Tahoe, CA	\$3,255,856
Breckenridge, CO	\$2,685,298
Crested Butte, CO	\$1,174,243
Big Sky, MT	\$2,294,377
Driggs, ID	\$571,845
Couer d'Alene	\$1,304,946
Deer Mountain, SD	\$336,000

Please note: Data was collected from Zillow listings 11/27-12/1 2023. Parameters were 5-10 acres, utilities, and amenities or close proximity to amenities. The sample size was 10 lots per market. Some comps do not have asphalt roads. Effort was made to exclude lots 10m+ per acre when possible.



Master Plan

- Single Homes (185)
- Ski In/Out Lot
- Ski Area
- Ski Out Lot

LEAD, SOUTH DAKOTA (±4.8 MILES)
DEADWOOD, SOUTH DAKOTA (±8.2 MILES)
SPEARFISH, SOUTH DAKOTA (±22.5 MILES)

Village Plaza

Deer Mountain Road

East Ski Lift Base

Bike Trails Access

RAPID CITY,
SOUTH DAKOTA
(±43.2 MILES)

West Ski Lift Base

Terry Summit Road

Ski Patrol Lookout

Mountain Summit

WYOMING STATE LINE
(±20.4 MILES)





Your new home is waiting

With 185 fully improved one- to three-acre private mountainside lots now available at Deer Mountain Village, your new home is here, waiting for you,

ALL HOMESITES DELIVERED WITH:

- High Speed Fiber
- Electric
- Water
- Asphalt Road



Development Team

OWNER/DEVELOPER

Keating Resources (keatingresources.com)

INFRASTRUCTURE INSTALLATION

DRM Inc (drmincwyo.com)
and Johner & Sons

LAND PLANNING

Terrasite Design (terrasitedesign.com)

BIKE TRAIL DESIGN

Pete Costain (terraflowtrails.com)

BIKE TRAIL CONSTRUCTION

Benchmark Trails

LIFT RESTORATION

Roost Design and Consulting

SURVEYING

Professional Mapping and Surveying

MARKETING

Frey Design (freydesigngroup.com)

VIDEOGRAPHY AND PHOTOGRAPHY

Blake Kimmel (blakekimmel.co)
and Nathan Hoogshagen

Clubhouse Design Team

INTERIOR DESIGN

Studio K (studiokcreative.com)
Karen Herold
Alexis Gatch

ARCHITECT

Chamberlin (chamberlinarchitects.com)
Brad Burns
Jessica Bergeleen

LANDSCAPE DESIGN

Terrasite (terrasitedesign.com)
Eirik Heikes

MECHANICAL ENGINEER

Skyline Engineering (skylineltd.com)
Scott Scherer

STRUCTURAL ENGINEER

Albertson Engineering (albertsonengineering.com)
Mike Albertson



Info Sheet

WHAT IS DEER MOUNTAIN VILLAGE?

Deer Mountain Village is a private, gated, 640-acre mountain-top ski and outdoor adventure community located in the mountains of western South Dakota, commonly known as the Black Hills. Deer Mountain Village is the highest-elevation community in the USA, east of the Rocky Mountains.

The community will have approximately 185 single-family home lots, and all one acre or more in size. The community is naturally divided by County maintained Terry Summit Road with 83 east-facing home lots located east of Terry Summit Road and up to 102 west-facing lots located west of Terry Summit Road.

WHAT IS THE HISTORY OF DEER MOUNTAIN VILLAGE?

Deer Mountain Village operated as a for-profit snow skiing and snow tubing venue between approximately 1967 and 2017 under the names of Deer Mountain and, for a short period, Mystic Miner Resort.

WHAT AMENITIES WILL DEER MOUNTAIN HAVE?

Deer Mountain Village will have day snow skiing supported by two existing, under-restoration Riblet ski lifts, snow tubing on an existing 1103' 14% grade four lane hill, 10 miles of bike trails, an approximately 6,000 SF clubhouse, and a heated swimming pool, hot tub, and multipurpose courts for pickleball, tennis and basketball.

WHO OWNS AMENITIES AND HOW WILL AMENITIES BE OPERATED?

The amenities will be owned and operated by the HOA. The amenities will include the clubhouse, courts, pool, and also the mountain amenities. The mountain amenities will include the ski runs, ski lifts, mountain bike trails, hiking trails.

WHEN WILL THE AMENITIES OPERATE?

The Clubhouse and attached amenities (pool, hot tub, pickleball courts, tennis court, and basketball court) will be operated year-round. Hours of operation for mountain amenities will be based on weather and lot owner demand.

WHAT WILL THE HOA FEE BE AND WHEN WILL FEES BE ASSESSED?

Estimated HOA Fee:
\$1,250 per month / \$15,000 per year

No HOA fee will be charged until January 1, 2026 and fees will be capped at \$1,250 per month through June 30, 2028

WILL GUESTS BE ALLOWED TO USE THE AMENITIES?

Each lot owner will have six guest passes for non-vertical family members. Additional guest passes for daily use may be issued if capacity is available.

WILL DEER MOUNTAIN VILLAGE MAKE SNOW?

Deer Mountain Village may make snow using an existing 95,000-gallon per day water right, two owned Demacenko snow-making machines, and additional snow makers are under study.

WILL THE NON-GUEST PASSES OR PUBLIC DAY PASSES BE AVAILABLE?

No, day passes will not be available to the public. Deer Mountain Village amenities will only be accessible to homeowners and renters.

ARE HOME OWNERS ALLOWED TO RENT HOMES?

Lot owners at Deer Mountain Village are allowed to rent their homes for a minimum 3 nights on the East Side and 6 nights on the West side.

WILL RENTERS BE ABLE TO USE THE CLUBHOUSE AND ATTACHED AMENITIES?

Renters will have full access to the clubhouse and mountain amenities. They will share the same rights as the owners. Up to 6 renters will be able to use the amenities at one time, with more to be allowed if capacity permits at that time.

WILL DEER MOUNTAIN VILLAGE GROOM SNOW?

Deer Mountain Village has and will groom snow using an existing owned Pistenbully snow groomer.

WHO OWNS DEER MOUNTAIN VILLAGE?

Deer Mountain Village is owned by KR Deer Mountain Club 2021, LLC, which is owned by Gerard, Alec, and Janet Keating dba Keating Resources deermountainvillage.com

WHAT IS THE ELEVATION OF DEER MOUNTAIN VILLAGE?

The elevation is approximately 6,000' at the base and 6,640' at the summit.

DOES SOUTH DAKOTA HAVE A STATE INCOME TAX, STATE CAPITAL GAINS TAX OR A STATE ESTATE TAX?

South Dakota is one of only four states with no State income, capital gains, or estate tax.

WHAT IS THE ADDRESS OF DEER MOUNTAIN VILLAGE?

11187 Deer Mountain Road,
Lead, South Dakota 57754

WHAT INFRASTRUCTURE WILL SERVE LOTS?

All lots will be served by a 24' county specification asphalt road, high-speed fiber by Bluepeak & Midco, single-phase electric by Black Hills Electric, and municipal water provided by the Deer Mountain Sanitary District (DMSD). Buyers will be responsible to purchase and install propane and septic field.

WHAT PUBLIC ROADS SERVE DEER MOUNTAIN VILLAGE?

Deer Mountain Village is served by Deer Mountain Road from U.S. Highway 85 and Terry Summit Road from U.S. Highway 85.

WHERE DOES DEER MOUNTAIN SANITARY DISTRICT OBTAIN ITS WATER?

Deer Mountain Village obtains its water from the Deer Mountain Sanitary District (DMSD), which currently charges a flat fee of \$120 per month for water. DMSD is installing a new water system in 2024-25 and will implement a per-gallon fee for water-based meter readings after the new system is installed. DMSD obtains its water from the Lead- Deadwood Sanitary District #1 (www.ldsd1.com).

WHEN WILL AMENITIES BE COMPLETE?

- Clubhouse, Pool, and Courts: 2025
- East Mountain Ski Lift: December 1, 2023
- West Mountain Ski Lift: December 1, 2025
- East Mountain Bike Trail Phase 1-3: October 1, 2023
- West Mountain Bike Trail Phase 1-3: October 1, 2024

WHEN WILL LOTS BE COMPLETE?

The 83 lots on east mountain are complete. The 102 lots on west mountain will be complete on October 1, 2024.

WHAT DO LOTS COST?

Lot pricing for East Mountain (Phase 1) are available on our website under the Real Estate page and lot prices for west mountain lots will be released on September 1, 2024.

WHAT CLIMATE ZONE IS DEER MOUNTAIN VILLAGE?

- Climate is Warm Summer Continental (Dfb) as defined by Köppen Geiger Climate Types:
- Annual snowfall averages: 150 inches
- Rainfall: 33 inches
- Days of Sun: 230
- Winter High/Low Average Temperatures are 35°/16° with an average of 79% relative humidity
- Summer High/Low Average Temperatures are 80°/56° with an average of 51% relative humidity

WHAT FINANCING OPTIONS ARE AVAILABLE?

- Financing is available from Black Hills Community Bank and Nebraska Bank.
- Black Hills Community Bank Terms:
- Down Payment: 20%
- Interest Rate: 6.9% Fixed for 5 Years
- Amortization Period: 20 Years
- Nebraska Bank Terms:
- Down Payment: 25%
- Interest Rate: 8% Fixed for 5 Years
- Amortization Period: 15 Years



If you are ready to call Deer Mountain Village home, would like to tour the property or simply want to receive more information, please contact us today.

ALEC KEATING

Owner
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GERARD KEATING

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605-580-0030
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