



# Table of Contents

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6	<b>\</b> /	ISI	$\boldsymbol{\cap}$	NI.
n	~	<b>-</b>		I

8 MOUNTAIN

12 INSPIRATION

16 LOCATION

24 EXPERIENCES

**26 REAL ESTATE** 

**30 RESOURCES** 

32 OTHER DEVELOPMENTS



# Welcome to Deer Mountain Village

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 dramatic 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 three years will see a transformation of the area into a fully-developed community including two ski lifts, mountain biking trails, hiking trails and a clubhouse,. 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.

# Development Team

OWNER/DEVELOPER



INFRASTRUCTURE INSTALLATION



LAND PLANNING



**BIKE TRAIL DESIGN** 

Pete Costain



**SURVEYING** 

PROFESSIONAL
MAPPING & SURVEYING

BIKE TRAIL CONSTRUCTION

BENCH MARK**≪** TRAILS

LIFT RESTORATION



**MARKETING** 



VIDEOGRAPHY AND PHOTOGRPAHY

Reese Reissig (reesereissig.com)

and Blake Kimmel (blakekimmel.co)

# Clubhouse Design Team

INTERIOR DESIGN

STUDIO K

**ARCHITECT** 



LANDSCAPE DESIGN



MECHANICAL & ELECTRICAL ENGINEER



STRUCTURAL ENGINEER



**GENERAL CONTRACTOR** 







#### Who We Are

#### DEER MOUNTAIN VILLAGE IS OWNED BY FATHER-SON ENTREPRENEURS ALEC AND GERARD KEATING, OPERATING AS KEATING RESOURCES.

Over his career, my father, Gerard has acquired, developed, and sold real estate assets valued at over \$1 billion across seven states and nearly every real estate sector. His notable projects include over one million square feet of industrial development in Tampa, FL, the construction of the only underground dolomite limestone mine in Chicagoland, and the acquisition and disposition of the Louisiana Delta Plantation, which was the largest contiguous farm in the continental United States at the time of the transaction.

I, Alec, joined Keating Resources in 2020 after graduating from Southern Methodist University with a BBA in Real Estate Finance. Since joining the company, I have been directly involved in the purchase, development, and sale of over \$150 million in real estate assets, participating in every step of the process, including property identification, underwriting, land planning, capitalization, marketing, legal, and sales.

Since our first acquisition in the Black Hills in 2020, we have purchased, entitled, and developed 300 residential home lots across four communities, two commercial properties, and the largest casino to open in Deadwood in 15 years. In the past 18 months alone, we have generated over \$30 million in residential lot sales.

We have decided to establish a significant presence in Western South Dakota. Despite impressive population growth over the past three years, the Mountains of Western South Dakota remain a well-kept secret—but not for long.

Alec Keating
Alec Keating

#### Our Vision

#### WHAT MAKES AN EXTRAORDINARY COMMUNITY?

This is a question that we have dedicated thousands of hours to, traveling from coast to coast in search of the answer. We have drawn inspiration from the best and networked with the individuals instrumental in their success.

The most successful communities share many traits: natural beauty, proximity to vibrant towns and recreational opportunities, exceptional architecture and design, and highend amenities. However, one particular characteristic stands out among the finest communities—they are led by a team with a singular vision that is fully invested in its realization.

Deer Mountain Village is poised to become one of the premier private adventure communities in the United States. Here, we have it all: stunning natural beauty, high-end amenities including skiing, proximity to Deadwood and Spearfish, and architecture and design that rival the most famous mountain towns in the West.

Above all, the success of Deer Mountain Village will be driven by our commitment as developers. We will be involved in every step of the process, ensuring that our vision for Deer Mountain Village comes to life.

Gerard Keating

Gerard Keating



29%

48%

ADVANCED RUNS

24%

1.6 miles 120 ac

LONGEST RUN

SKIABLE ACREAGE

Terrain Overview

- BEGINNER RUNS
- INTERMEDIATE RUNS
- ADVANCED RUNS

MOUNTAIN



# 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, a cold plunge, two pickleball courts, and a tennis court perfect for those who love friendly competition.





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

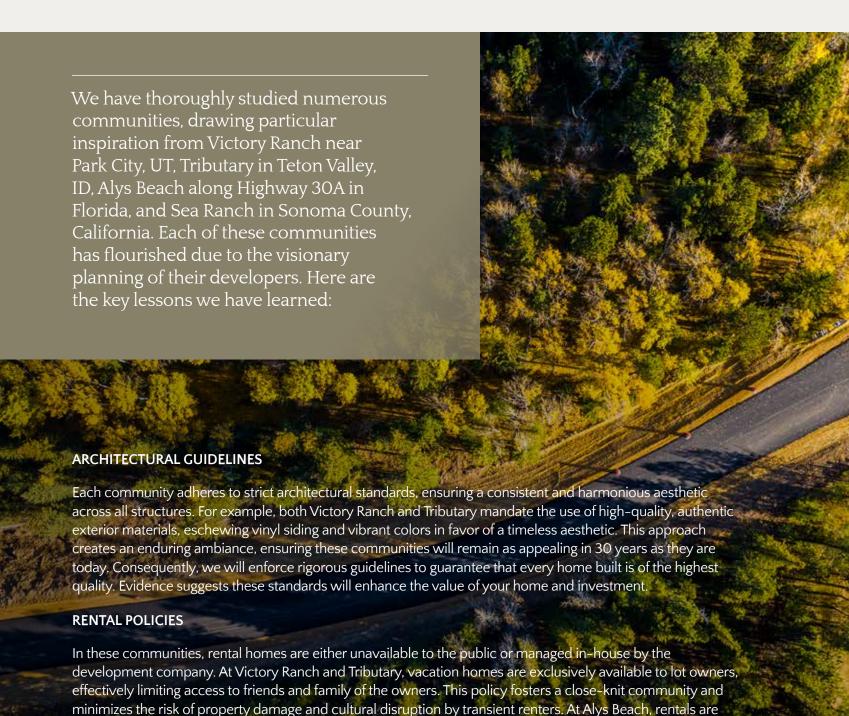
# Community Inspiration







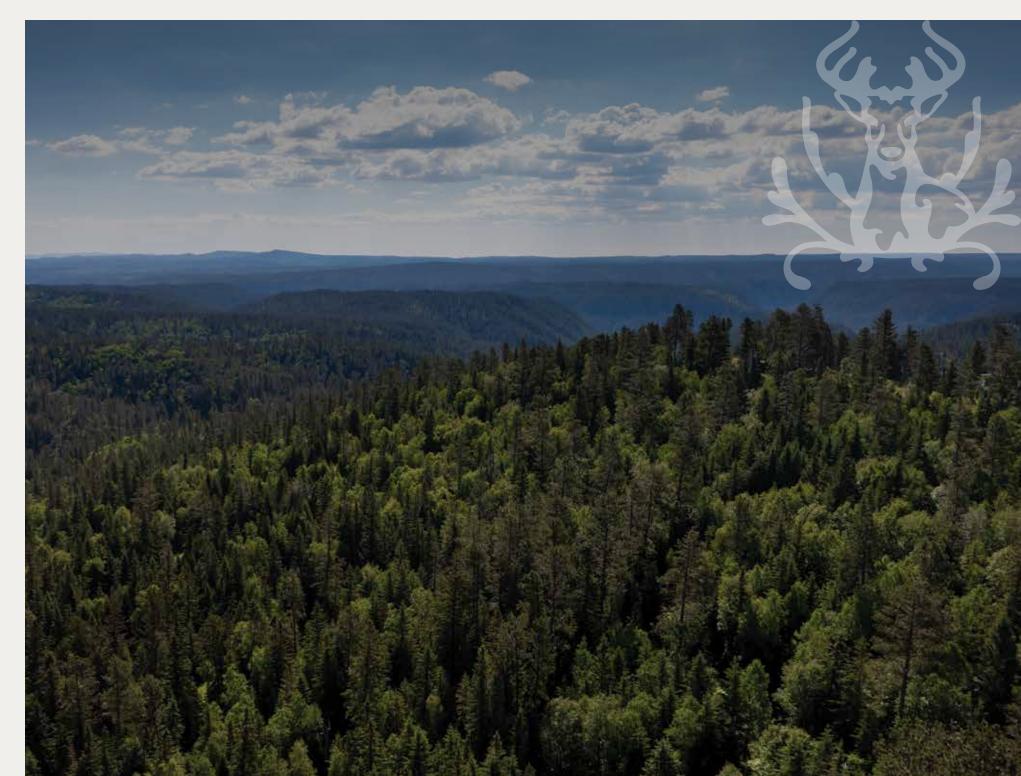




meticulously managed by the development company, which enforces strict rules and regulations.







#### The Location

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

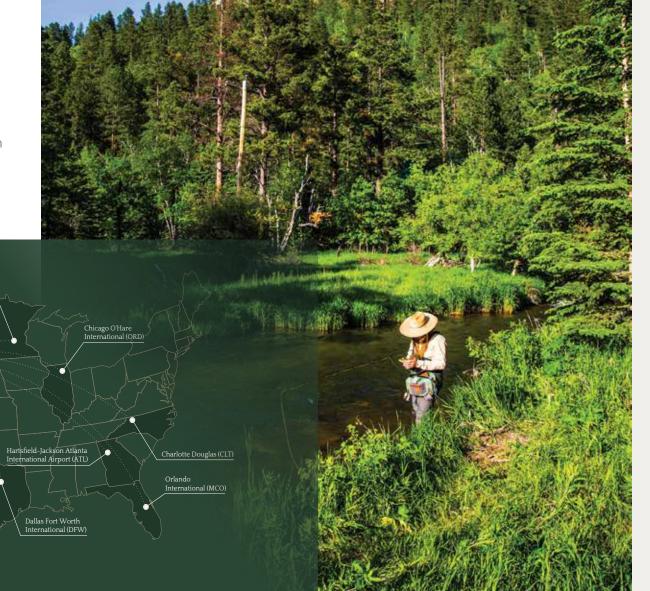
#### **GETTING HERE**

Las Vegas Harry Reid International (LAS)

Los Angeles International (LAX)

Deer Mountain Village is a one-hour drive from Rapid City Airport which hosts direct flights from eight major airports nationwide. Additionally, private aircraft can land at Black Hills Airport which is just 25 minutes away from the property. The airport has a 6400' runway and can accommodate a variety of aircraft.

International Airport (DIA)



#### 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 14.1 Miles

US-14AW/ Pionerr Way

Continue on US-14AW. 8.0 Miles

Drive to Deer Mountain Road

FROM STURGIS, SD 22.4 MI

(Elevation 3422')

Take Ballpark Rd and Moose 2.6Miles
Dr to US-14AW/ Boulder

Canyon Road/ Lazelle Street

Turn left onto US-14AW/ 18.6 Miles

Boulder Canyon Road/ Lazelle Street

Turn right onto Deer 1.2 Miles Mountain Road

FROM RAPID CITY, SD 49.7 MI

(Elevation 3202')

Get on I-90 W from 2.5 Miles Theodore Roosevelt Expy

and Exit 1A

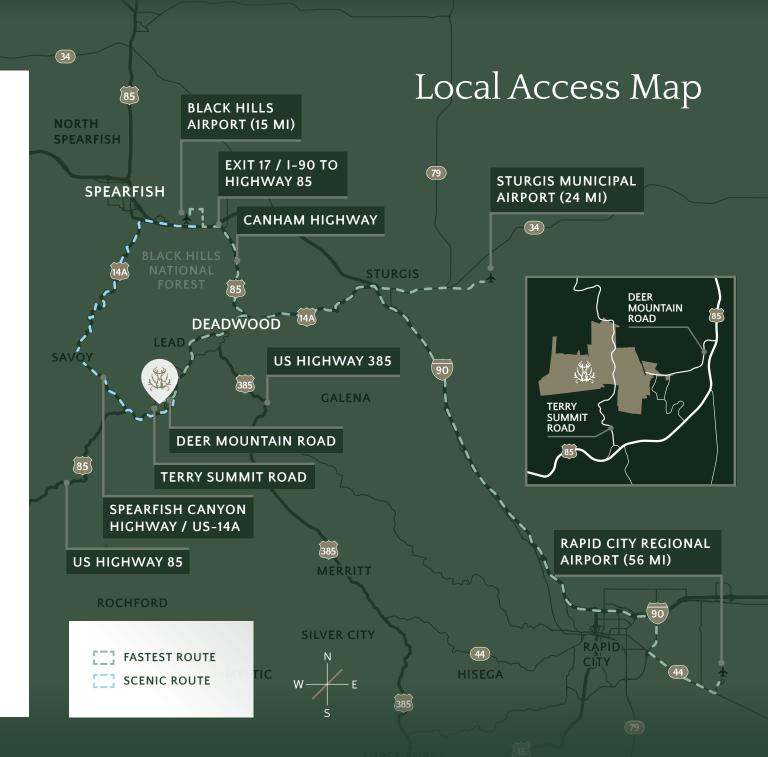
Follow I-90 W to SD-34 W/ 27.1 Miles

SD-79 S/ I-90 BL/ Lazelle Street. Take exite 30 from

I-90 W

Follow US-14AW to Deer 20.1 Miles

Mountain Road



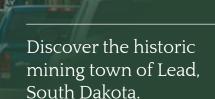
# Spearfish

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.

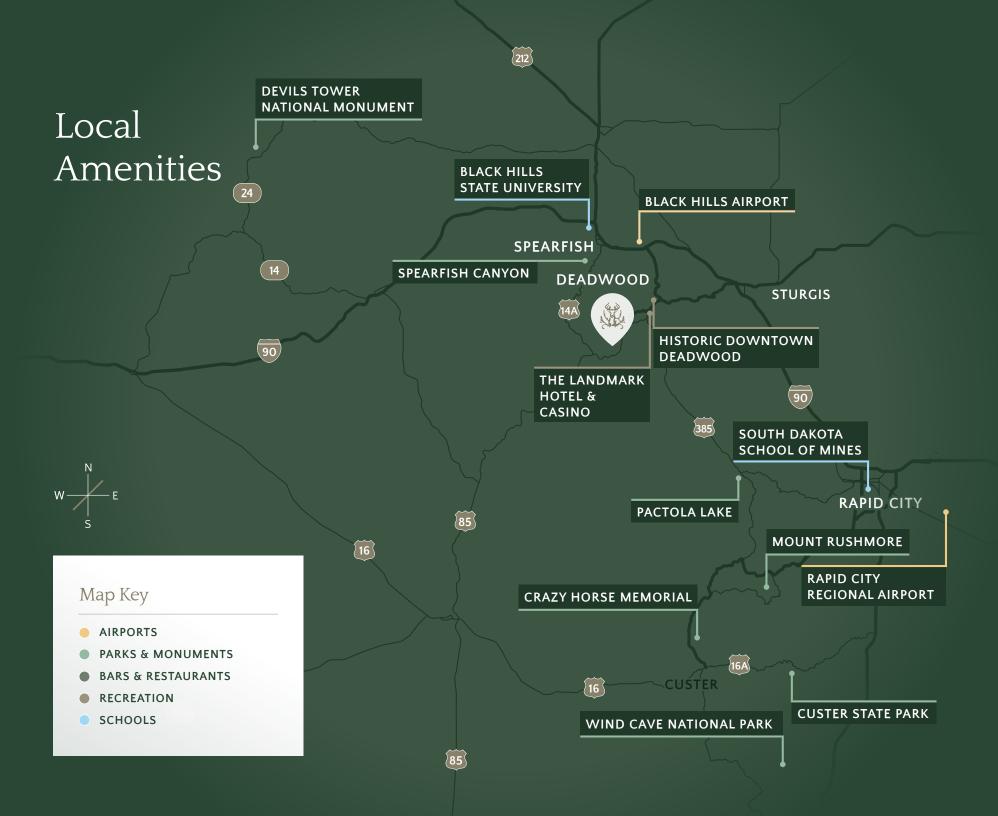




Five minutes from Deer Mountain Village, discover the historic mining town of Lead, South Dakota—home to the highest producing gold mine in American History, which is now home to Sanford Underground Research Facility (SURF). SURF is the deepest underground research facility in the US where scientists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







# 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.

















#### **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, Las Vegas, and Atlanta. 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.

# The Purchasing Process



Purchase
Agreement

Due Diligence Process 3 Closing \*

Congratulations!

During this period, you will obtain an appraisal, Title report, Survey, and Financing (if applicable). Keating Resources pays for all items and knows multiple lenders you can contact for financing.

The closing of your property will be through Sodak Title.

You have purchased your property. Whats next?



4

Architecture/ Engineering

Keating Resources offers all buyers a preliminary architectural draft for their home (est cost \$4,500) through Aspekt Architecture out of Bozeman. Although we don't require you to build, we suggest all buyers take us up on this offer. This is the first step in building your dream mountain home!

5

Choose a Builder

After you have completed design, its time to find a builder. There are a number of qualified companies in the area. We give each of our buyers a list, and suggest interviewing each to determine who is the best fit for you.

6

Review Bids

Once you choose a builder, they will use the Architecture and Engineering designs to bid your home. After reviewing the itemized bids, you may decide to add or subtract certain items. 7

Start Construction

After you have finished design, reviewed bids, and completed the geotechnical analysis, its time to start construction!

## 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 187 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 104 west-facing lots located west of Terry Summit Road.

#### WHAT IS THE HISTORY OF DEER MOUNTAIN VILLAGE?

Deer Mountain Village operated as a forprofit 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, tubing tow, 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 will be operated yearround. Hours of operation for mountain activities and other amenities will be based on the weather and 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

#### 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 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 to other property owners only. Rentals will be managed through the clubhouse.

#### WILL GUESTS BE ALLOWED

#### 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.

## 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 tank

# WHAT PUBLIC ROADS SERVE DEER MOUTAIN 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 AMENTITIES 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: October 2026

#### WHEN WILL LOTS BE COMPLETE?

Phases 1 and 2, comprising 104 lots, have been completed. The remaining 87 lots in Phases 3 and 4 are scheduled for completion by October 2027.

#### WHAT DO LOTS COST?

Please contact our sales team for information regarding pricing and availability.

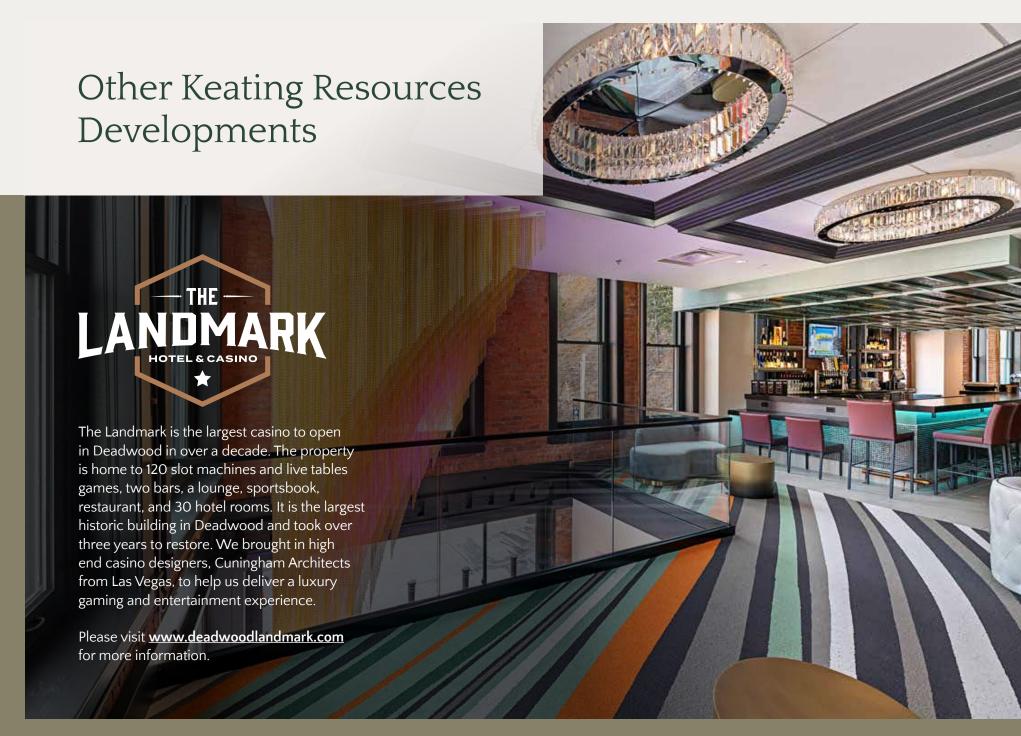
# WHAT CLIMATE ZONE IS DEER MOUNTAIN VILLAGE?

- 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?

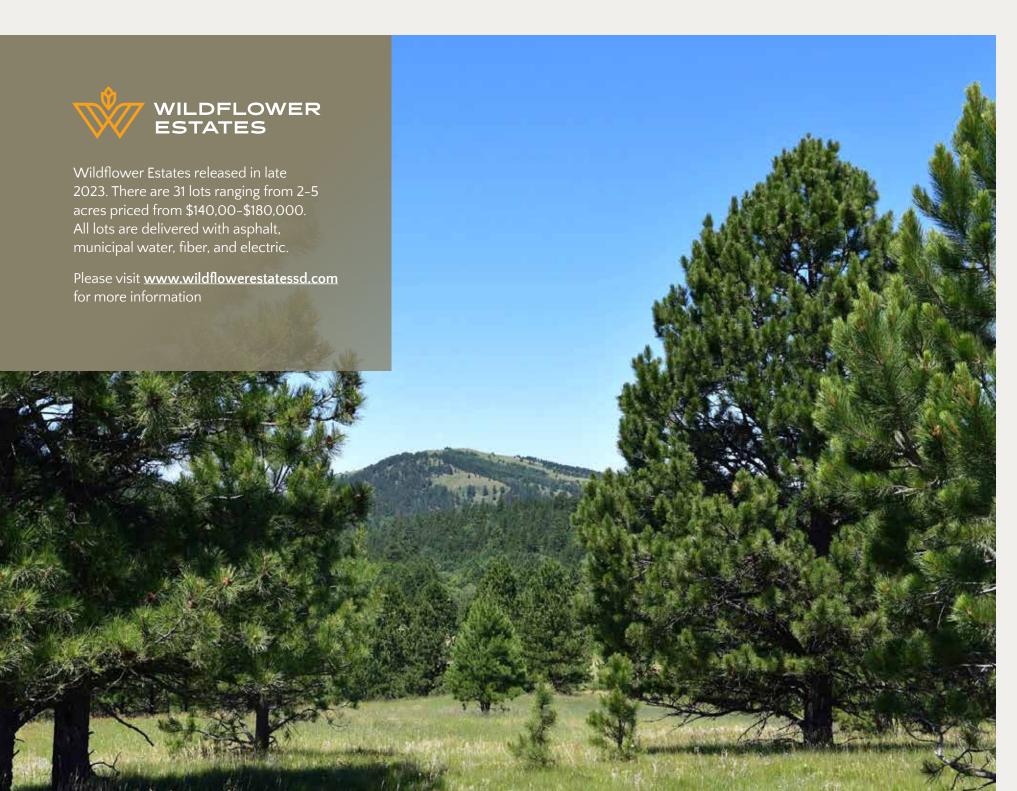
There are multiple banks that will lend up to 80%. These include:

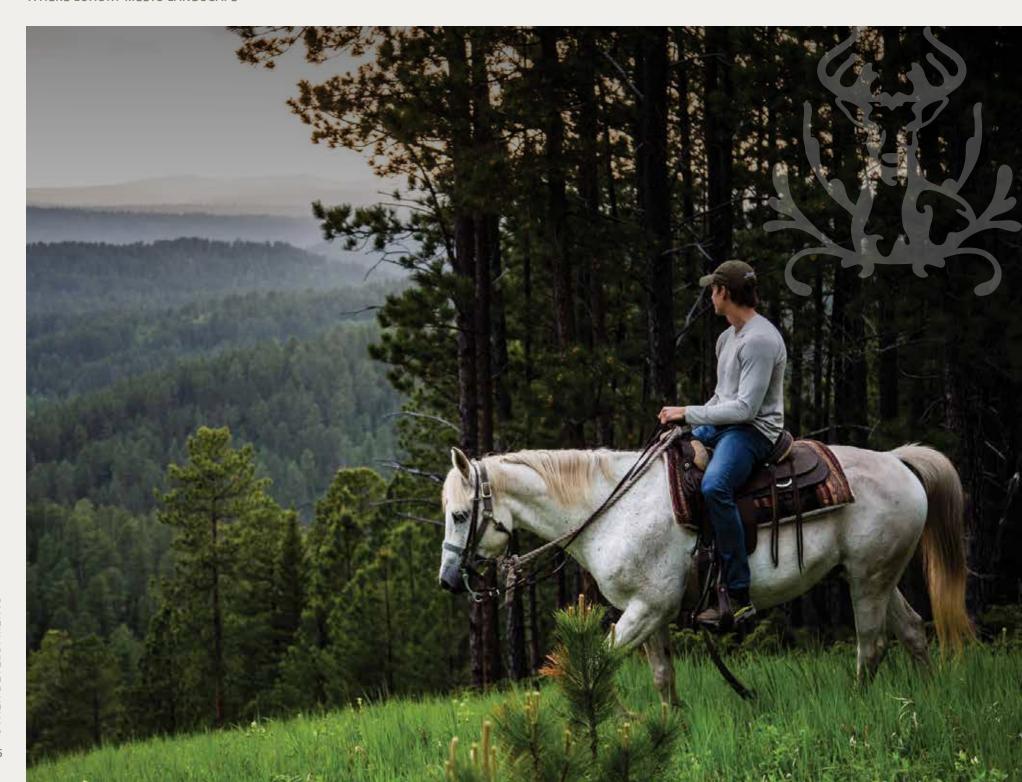
- . Legends West
- · First Interstate Bank
- . Black Hills Community Bank
- . Rural First



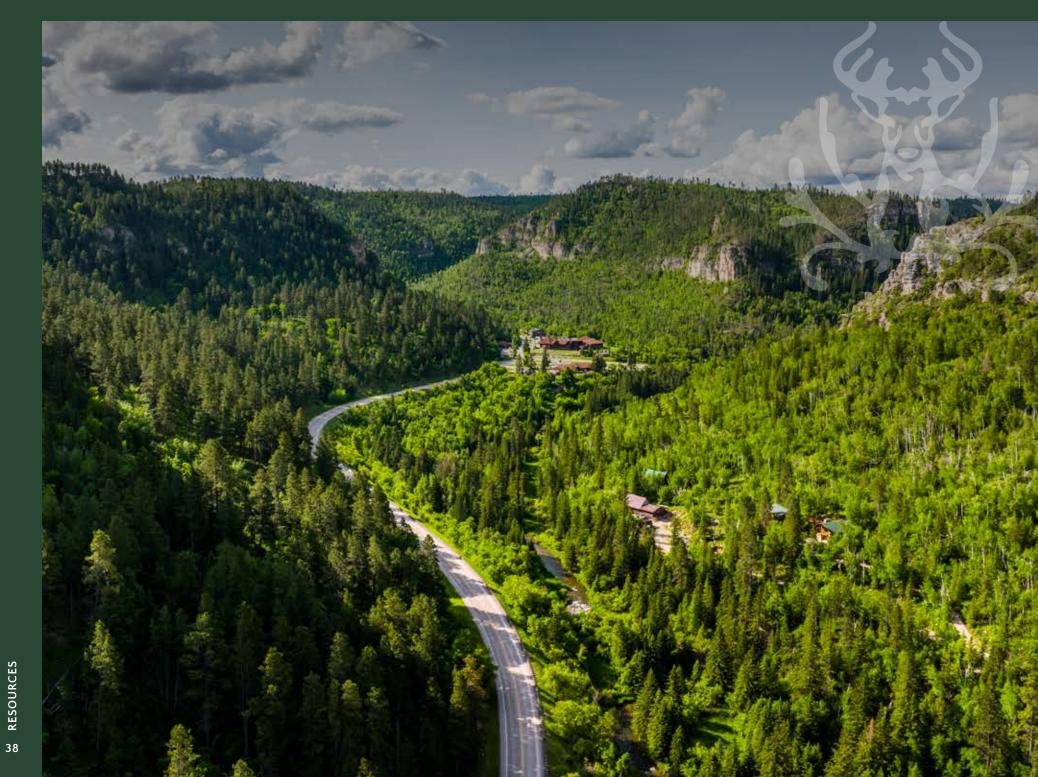


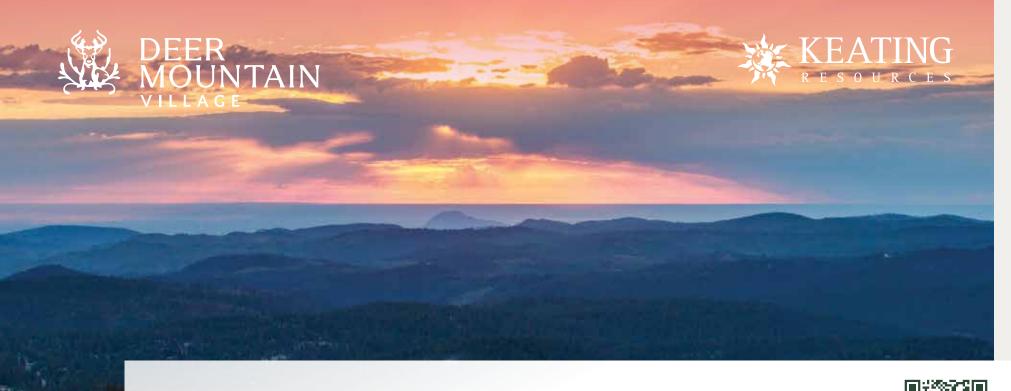














If you are ready to call Deer Mountain Village home, would like to tour the property or simply want to receive more information, please contact us today.



**ALEC KEATING** 

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**GERARD KEATING** 

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LISA MASTERS

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