



DEER
MOUNTAIN
VILLAGE

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 ski community waiting for you to call it home.

LEAD, SOUTH DAKOTA



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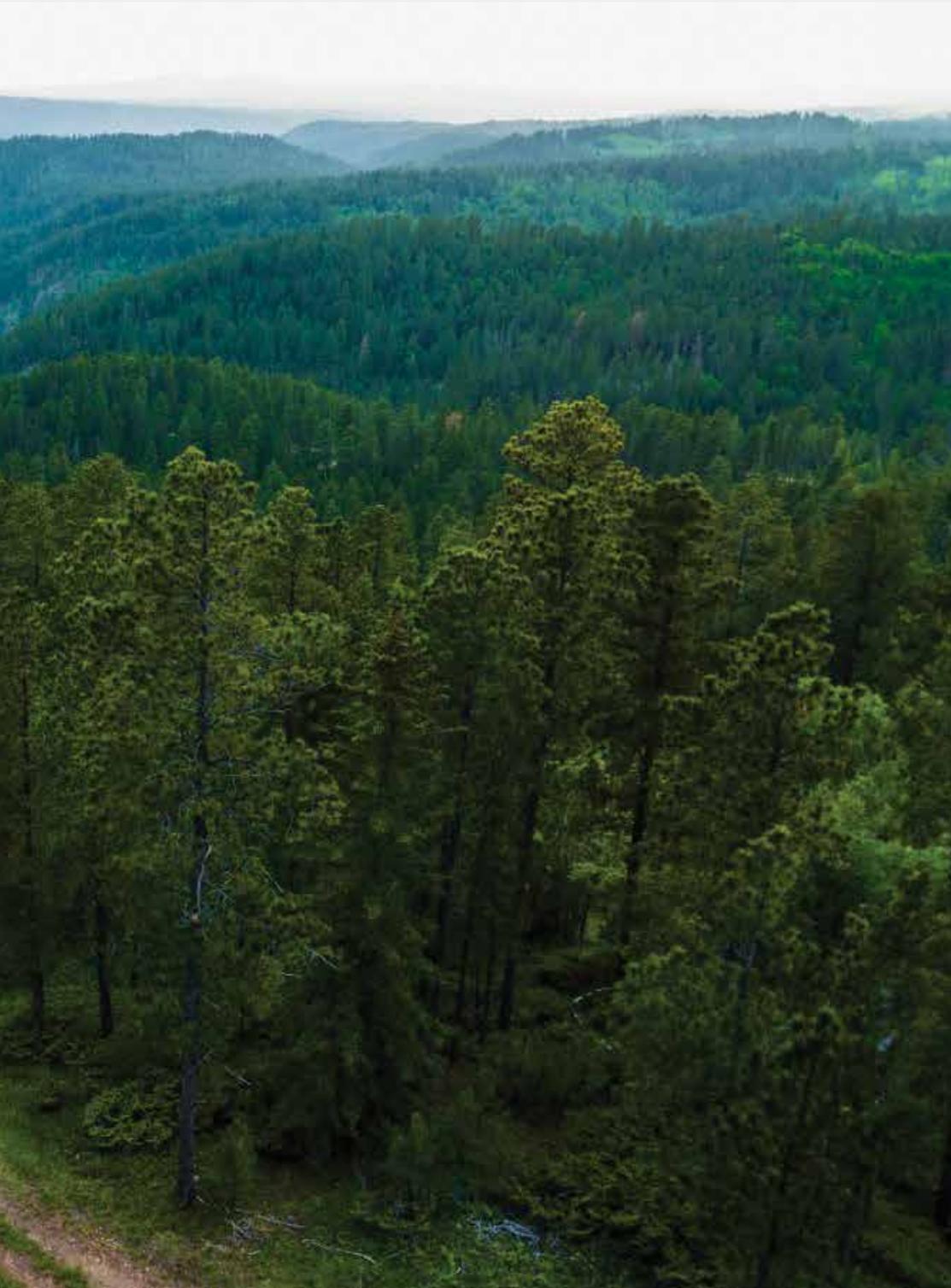
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Welcome to Deer Mountain Village

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, nestled at the highest residential elevation east of the Rocky Mountains, Deer Mountain Village offers one-to-three acre mountainside lots, ready for you to call home.

Development Team

OWNER/DEVELOPER



INFRASTRUCTURE
INSTALLATION



LAND PLANNING



BIKE TRAIL DESIGN

Pete Costain



SURVEYING

PROFESSIONAL
MAPPING & SURVEYING

BIKE TRAIL
CONSTRUCTION



LIFT RESTORATION

**SUPERIOR
TRAMWAY**

MARKETING



VIDEOGRAPHY AND
PHOTOGRAPHY

Reese Reissig
(reesereissig.com)
and Blake Kimmel
(blakekimmel.co)

Clubhouse Design Team

ARCHITECTS



LANDSCAPE DESIGN



HOME DESIGN SERVICES



STUDIO K
KAREN HEROLD

DAKOTA STONE

MECHANICAL &
ELECTRICAL ENGINEER



STRUCTURAL ENGINEER



GENERAL CONTRACTOR



[VIEW BROCHURE]





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 invested over \$70 million to purchase, 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 24 months alone, we have generated over \$50 million in residential lot sales.

We are proud to have made a significant impact and look forward to a bright future. 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

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

Terry Summit Road

**FUTURE DEVELOPMENT
PHASE 4**



RAPID CITY,
SOUTH DAKOTA
(±43.2 MILES)

WYOMING STATE LINE
(±20.4 MILES)

Master Plan Key

-  Ski Area
-  Ski In Lot
-  Ski Out Lot
-  Sold/Under Contract

Disclaimer: The final delivered community layout may differ from the master plan detailed here.

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 high-end 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 has quickly 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.

Our commitment as developers has been proven through the successful restoration of East Mountain's ski lift, the infrastructure supporting 104 completed lots, and the enthusiastic market response from buyers across the country. We will remain involved in every step of the process, ensuring that our vision for Deer Mountain Village comes to life.

Gerard Keating

Gerard Keating





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.

Whether you're a skiing fanatic, seasoned mountain biker, or casual hiker, there is something for everyone at Deer Mountain Village. The mountain is home to two lifts, one on the East Side, and one on the West. And if you're looking for relaxing outdoor activities, head to the pickleball courts, pool, spring-fed mountain trout pond, or fly fishing minutes away.

Many people do not ski but every age enjoys snow tubing. Deer Mountain Village hosts the longest private snow tubing hill in the USA at 956' served by a handle tow supporting five action packed lanes.

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 and library 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.



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.



The clubhouse and attached amenities will open late summer 2026.

Community Inspiration

VICTORY RANCH | UTAH

Image Source: victoryranchutah.com



TRIBUTARY | IDAHO

Image Source: tributaryidaho.com



ALYS BEACH | FLORIDA

Image Source: alysbeach.com



SEA RANCH | CALIFORNIA

Image Source: thesearanchlodge.com



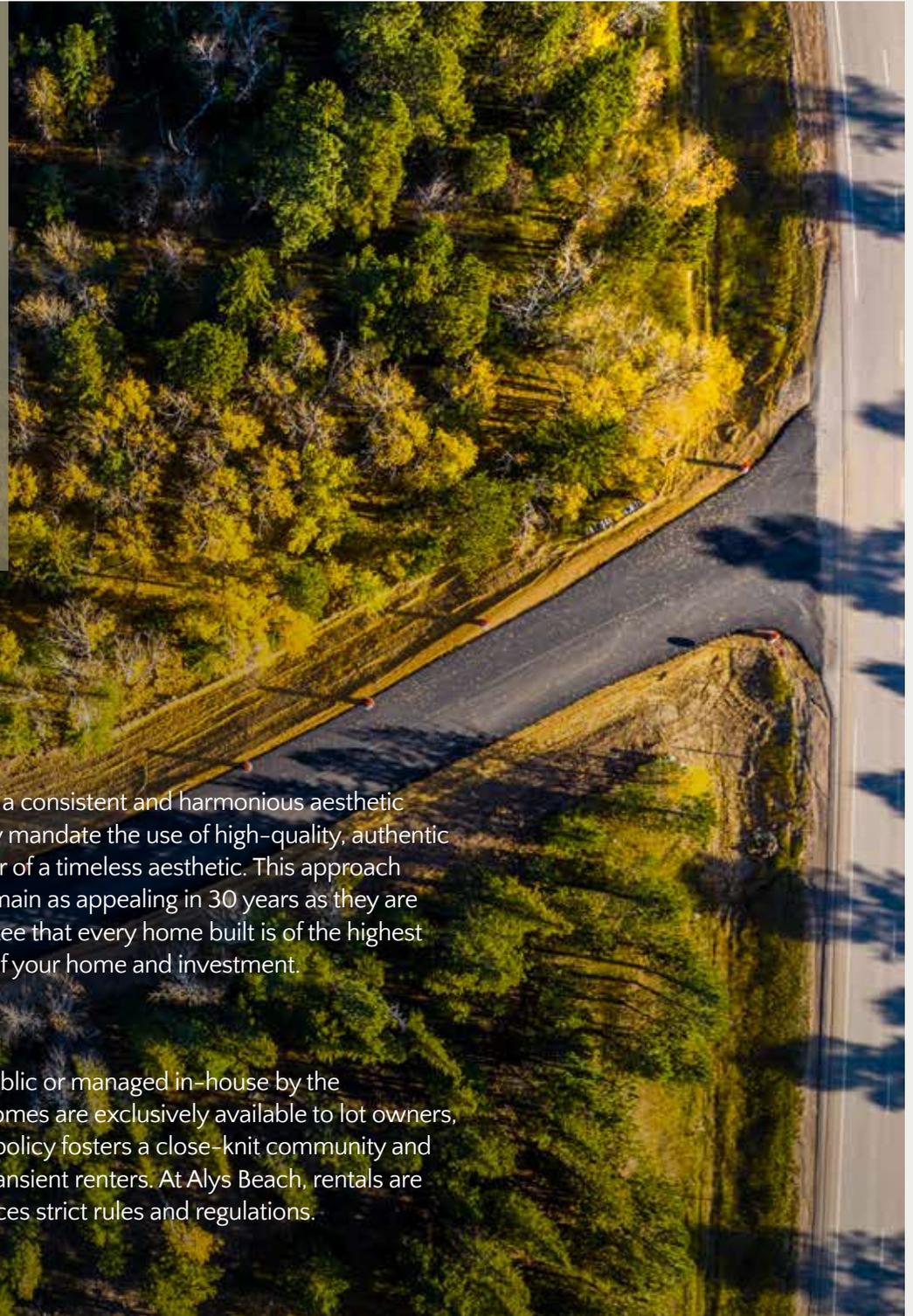
We have studied numerous communities, drawing particular inspiration from Victory Ranch near Park City, UT, Tributary in Teton Valley, ID, Alys Beach along Highway 30A in Florida, and Sea Ranch in Sonoma County, California. Each of these communities has flourished due to the visionary planning of their developers. Here are the key lessons we have learned:

ARCHITECTURAL GUIDELINES

Each community adheres to strict architectural standards, ensuring a consistent and harmonious aesthetic across all structures. For example, both Victory Ranch and Tributary mandate the use of high-quality, authentic exterior materials, eschewing vinyl siding and vibrant colors in favor of a timeless aesthetic. This approach creates an enduring ambiance, ensuring these communities will remain as appealing in 30 years as they are today. Consequently, we will enforce rigorous guidelines to guarantee that every home built is of the highest quality. Evidence suggests these standards will enhance the value of your home and investment.

RENTAL POLICIES

In these communities, rental homes are either unavailable to the public or managed in-house by the development company. At Victory Ranch and Tributary, vacation homes are exclusively available to lot owners, effectively limiting access to friends and family of the owners. This policy fosters a close-knit community and minimizes the risk of property damage and cultural disruption by transient renters. At Alys Beach, rentals are meticulously managed by the development company, which enforces strict rules and regulations.





“...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

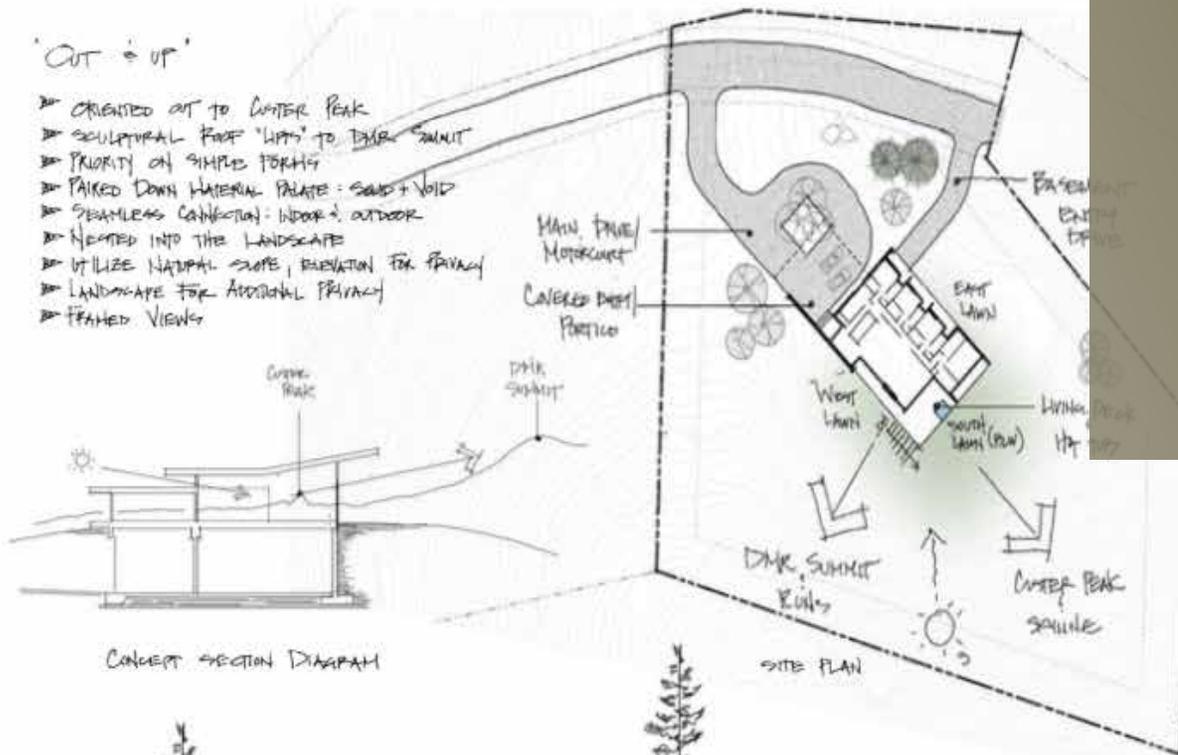
Architecture and Design Inspiration

INSPIRATION ABOUNDS IN THE WEST.

Visiting renowned towns like Jackson Hole or Aspen reveals some of the most stunning mountain architecture in the world.

'OUT & UP'

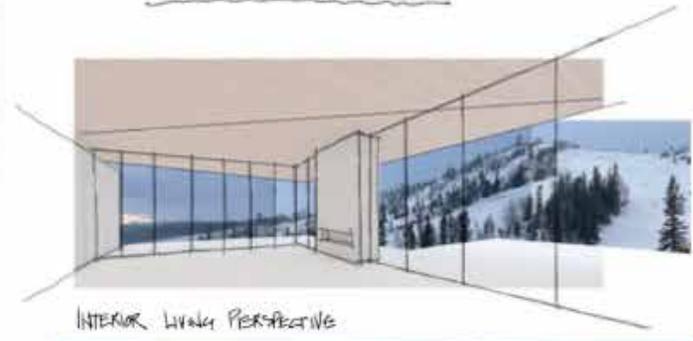
- ▶ ORIENTED OUT TO CREEK PEAK
- ▶ SCULPTURAL FORM 'LIPS' TO DNR SUMMIT
- ▶ PRIORITY ON SIMPLE FORMS
- ▶ PAIRED DOWN MATERIAL PALETTE: SAND + VOID
- ▶ SEAMLESS CONNECTION: INDOOR & OUTDOOR
- ▶ NESTED INTO THE LANDSCAPE
- ▶ UTILIZE NATURAL SLOPE, ELEVATION FOR PRIVACY
- ▶ LANDSCAPE FOR ADDITIONAL PRIVACY
- ▶ FRAMED VIEWS



CONCEPT SECTION DIAGRAM

SITE PLAN

EXPLODED BLENDED DIAGRAM



INTERIOR LIVING PERSPECTIVE



PERSPECTIVE SKETCH FROM SW





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

Deer Mountain Village is a one-hour drive from Rapid City Airport which hosts direct flights from 10 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.



Local Access Map

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

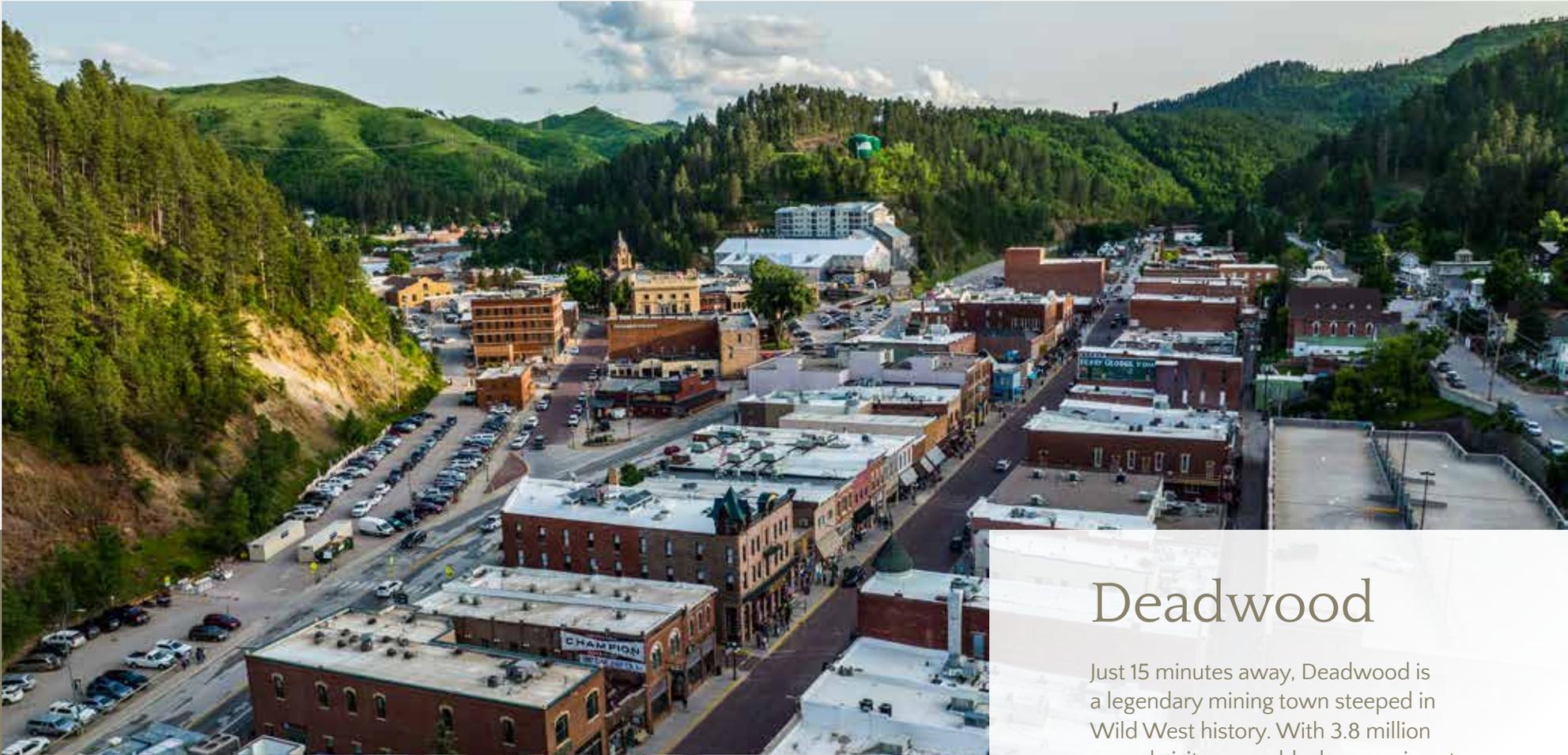


Spearfish

Discover Spearfish, South Dakota, just 25 minutes away. It's a vibrant cultural hub and the region's center for art, dining, and outdoor recreation since 1888. World-class fly fishing, the famous Mickelson Trail, and award-winning restaurants make it the perfect complement to mountain living. 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 15 minutes away, Deadwood is a legendary mining town steeped in Wild West history. With 3.8 million annual visitors, world-class gaming at restored historic casinos, live music venues, and award-winning restaurants, Deadwood offers the perfect evening out. With over 3.8 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.



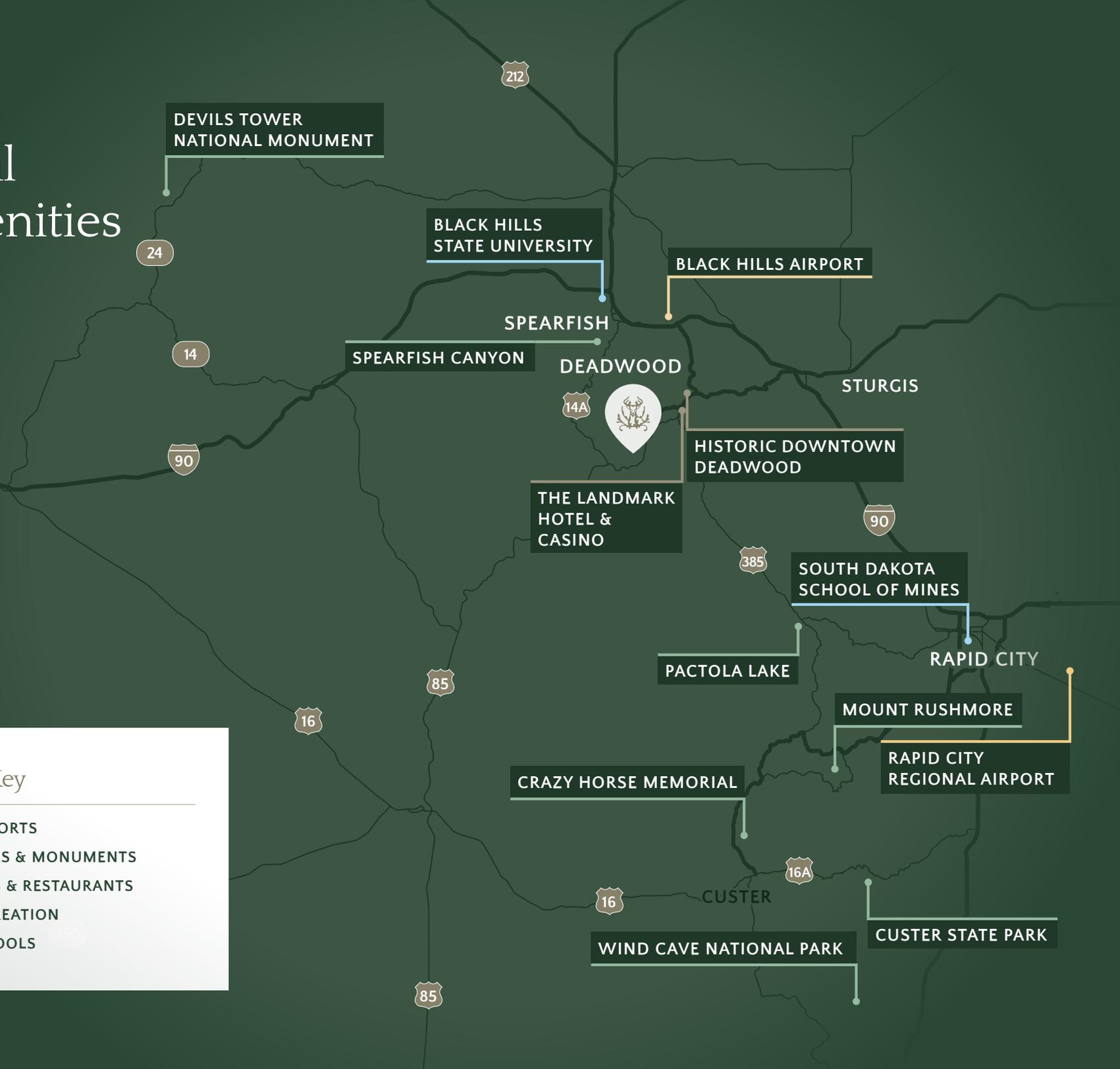
Enjoy fly fishing in Spearfish Canyon, just five minutes from Deer Mountain Village.

Local Amenities



Map Key

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



DEVILS TOWER NATIONAL MONUMENT

BLACK HILLS STATE UNIVERSITY

BLACK HILLS AIRPORT

SPEARFISH CANYON

SPEARFISH

DEADWOOD

STURGIS

HISTORIC DOWNTOWN DEADWOOD

THE LANDMARK HOTEL & CASINO

SOUTH DAKOTA SCHOOL OF MINES

PACTOLA LAKE

RAPID CITY

MOUNT RUSHMORE

RAPID CITY REGIONAL AIRPORT

CRAZY HORSE MEMORIAL

CUSTER

WIND CAVE NATIONAL PARK

CUSTER STATE PARK

Adventures in the Area

Deer Mountain Village is the perfect destination for families seeking an active yet tranquil retreat. From world-class skiing and mountain biking to fly fishing in legendary Spearfish Creek, Deer Mountain Village offers 365-day adventure, whether you're seeking adrenaline-fueled pursuits or peaceful mountain solitude.

Kids can splash around in the Clubhouse pool, while parents play on the nearby pickleball courts. 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



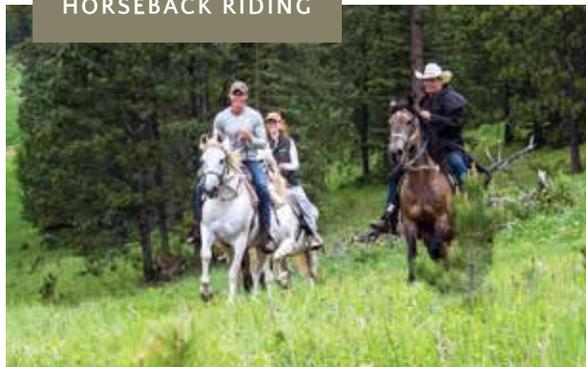
WATER SPORTS



MOUNTAIN BIKING



HORSEBACK RIDING



SNOWMOBILING & ATV'S







Rendering of the first home at Deer Mountain Village, which will be the residence of Owner Gerard Keating. Under construction and will be complete in May 2026.
Architect: Scott Freimuth – Aspekt Architects – Bozeman, MT

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. South Dakota has no state income tax, no state capital gains tax, no state inheritance tax, and an annual real estate tax which equals approximately 1.75% of property value one of the lowest in the USA.

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 nation's 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 accessible. Rapid City Regional Airport hosts daily flights from Dallas, Denver, Charlotte, Phoenix, Minneapolis, Chicago, Las Vegas, Houston, and Atlanta. For Private Flyers, 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 from \$440,000 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
Couder d'Alene	\$1,304,946
Deer Mountain, SD	\$440,000

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



1

Purchase Agreement

Experience a risk-free 45-day due diligence period followed by a streamlined 10-day close.

2

Due Diligence Process

During this time, obtain appraisals, title reports, and surveys, all provided by Keating Resources at no cost. Our team connects you with multiple lenders specializing in luxury mountain properties.

3

Closing

The closing of your property will be through Black Hills Title.

*

Congratulations!

You have purchased your property. What's next?



Our goal is for your purchasing process to be seamless

4

Architecture/ Engineering

Architecture and design begin with your inspiration. And while you are not required to build, once you decide to, we will provide you with a list of firms. In addition, we can provide an introduction to numerous architectural design firms that are familiar with our project or are working on other owners home builds.

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!

Info Sheet

WHAT IS DEER MOUNTAIN VILLAGE?

The community has 187 one to three acre lots. 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 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, tubing tow, a 956' snow tubing hill, 10 miles of bike trails, an approximately 6,700 square foot clubhouse, a spring-fed mountain trout pond, 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 the mountain amenities which will include the ski runs, ski lifts, mountain bike trails, spring-fed mountain trout pond, and hiking trails.

WHEN WILL THE AMENITIES OPERATE?

The Clubhouse will be operated year-round. 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?

HOA fees will commence the first month after the Clubhouse opens, targeted for late summer 2026. The monthly HOA fee will begin at \$1,250 per month, which will cover all operations including the Clubhouse, trail maintenance, ski lift operation, and road snow removal.

WILL GUESTS BE ALLOWED TO USE THE AMENITIES?

Yes. Each lot owner receives six guest passes annually 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?

While Deer Mountain Village is a family-oriented community, lot owners will be able to market their rental through Deer Mountain Village or third-party platforms but will be required to utilize the DMV rental form. The rental program will be meticulously managed by Deer Mountain Village and enforces strict rules and regulations. This policy is consistent with other luxury communities.

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 and Alec, dba Keating Resources. Learn more at 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 Energy, 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 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 per-gallon fee for water-based meter readings. DMSD obtains its water from the Lead-Deadwood Sanitary District #1 (www.lsd1.com).

WHEN WILL AMENITIES BE COMPLETE?

- Clubhouse, Pool, and Courts: Late Summer 2026
- East Mountain Ski Lift: DONE
- West Mountain Ski Lift: Late Summer 2026
- East Mountain Bike Trail Phase 1-3: DONE

WHEN WILL LOTS BE COMPLETE?

Phases 1 and 2, comprising 104 lots, have been completed. Phase 3 is scheduled for completion summer 2026, with Phase 4 to be completed at a future date.

WHAT DO LOTS COST?

Pricing reflects location, elevation, aspect, and ski-in/ski-out access. Please contact our sales team for information regarding pricing and availability.

WHAT CLIMATE ZONE IS DEER MOUNTAIN VILLAGE?

Warm Summer Continental (Köppen-Geiger Classification: Dfb)

- Annual snowfall: 150 inches
- Annual rainfall: 33 inches
- Annual sunny days: 230
- Winter average temps: 35°F / 16°F (high/low)
- Summer average temps: 80°F / 56°F (high/low)
- Average relative humidity: 79% (winter) / 51% (summer)

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
- Security First

Other Keating Resources Developments



The Landmark Hotel & Casino is the largest casino to open in Deadwood in over a decade. The property is home to 116 slot machines and live tables games, two bars, a lounge, sportsbook, restaurant, and 30 hotel rooms. It is the largest historic building in Deadwood and took over four years to restore. We brought in high end casino designers, Cuningham Architects from Las Vegas, to help us deliver a luxury gaming and entertainment experience.

Please visit www.deadwoodlandmark.com for more information.



 **THREE PEAKS**
RANCH

Released June 2024, Three Peaks Ranch offers 55 lots ranging from 2–50 acres, priced from \$275,000 – \$480,000. All lots are delivered with asphalt, municipal water, fiber, and underground electric. This complementary development provides options for buyers seeking larger parcels or ranch-style living within the Black Hills region.

Please visit www.threepeaksranchsd.com for more information.



SPEARFISH MOUNTAIN RANCH

Keating Resources' first Black Hills development, Spearfish Mountain Ranch features 27 parcels (12 x 40-acre and 15 x 2-5-acre). The lots are currently 90% sold-out, demonstrating market demand for luxury mountain properties in the region.

Please visit www.spearfishmountainranch.com for more information.













DEER
MOUNTAIN
VILLAGE



KEATING
RESOURCES

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.



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