

# TURN-KEY RV PARK OPPORTUNITY!

- RV PARK
- CABINS
- EVENT VENUE



## COMPLETELY RENOVATED AND UPDATED!

**CABINS** Five 460+ SQ FT, fully furnished Deluxe Cabins (not camping cabin), and a private "loft" cabin. All sleep six. With A/C and heat. Full bathroom and kitchenettes. Tables, grille and fire rings.



**CAMP STORE** Small general store with RV supplies and basic campground goods. Ice, firewood, bait, fishing licenses, soda, beer. Attached 3 bed 2 bath manufactured home.



**EVENT VENUE** Large pavilion and event tent for receptions and reunions. The Pavilion and Event Tent at Gold Valley Camp is the perfect place to host your next large gathering.



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# THE CLOSEST CAMPGROUND TO CUSTER STATE PARK

- **LOCATION!**
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Gold Valley Camp is Custer's newest... and oldest campground... a wonderful camping destination located just half a mile from the west entrance to Custer State Park and only 3 miles from the town of Custer, in the scenic Black Hills of South Dakota.

On 4.5 acres, This historic site, where General Custer and the 7th Cavalry discovered gold in 1874, offers a blend of rich history and natural beauty. Its strategic location near iconic landmarks like Mount Rushmore (21 Mi), Crazy Horse Memorial (7 Mi), and Stockade Lake (1/2 Mi) makes it an ideal choice for and history buffs and outdoor enthusiasts, and is right next to the Mickelson Trail for hiking and biking.

Gold Valley Camp has 20 NEW spacious, 20/30/50 AMP all-gravel RV sites—no dead grass—with all-new water and sewer lines. A shower house and dump station. Six new fully-equipped Deluxe cabins, with A/C and heat. And a new pavilion and event tent.

A full commercial kitchen is still in place for potential additional income, as well as a 1-barrel nano-brewery! New laundry/garage w/bathroom (and loft cabin). New well and water station with chlorinator. New Large septic system, several more on site. Borders USFS lands. Captive audience to all the traffic coming and going from Custer and Custer State Park.

Custer has a lot of services; new hospital tied to the Mayo Clinic, county seat, K-12 school, great amenities, restaurants, shops. SD has no state income tax and is very pro-business. GVC is distinguished by a comprehensive branding strategy, which includes a professional website, strong visibility on Google and Facebook, and active membership in relevant industry organizations and campground app affiliations.



**20 RV SITES, FIRE RINGS, PICNIC TABLES, 5 CABINS, 1 LOFT CABIN, STORE, WIFI, SHOWER HOUSE, EVENT PAVILION**