

CUSTER CRAZY HORSE CAMPGROUND

1116 N 5TH ST
CUSTER, SD 57730

FOR SALE \$2,500,000



125 SITE CAMPGROUND | 13.40 ACRES

EXCLUSIVELY LISTED BY:

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INVESTMENT OVERVIEW

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Custer Crazy Horse Campground is a seasonal campground and RV park located along Highway 385 in Custer, South Dakota, within the southern Black Hills tourism corridor. The 13.40-acre property is zoned Commercial and allows continued campground use with future expansion potential. The location offers convenient regional access and sits minutes from Crazy Horse Memorial, Custer State Park, and Mount Rushmore National Memorial, placing the campground within one of the most heavily visited areas of the Black Hills.

The campground includes 125 total sites, comprised of 86 RV sites with full and partial hook-ups, 24 sleeper cabins, 14 tent sites, and one deck house that sleeps four. This mix supports a range of camping preferences and stay types, from RV travelers to cabin guests and traditional tent campers. Proximity to scenic highways, public lands, and recreation areas associated with the Black Hills National Forest contributes to steady seasonal visitation driven by sightseeing, outdoor recreation, and regional travel.

Existing structures on the property include a central campground building with office, general store, and guest facilities; two bath and shower houses; a laundry building; a swimming pool; a standalone coffee hut constructed in 2023; and multiple accessory structures supporting campground operations. An on-site single-family residence provides housing for an owner or manager.

The campground has historically operated on a seasonal basis, typically from early to mid-April through mid-October, weather dependent, aligning with peak Black Hills tourism demand. Additional land area on-site provides opportunity for future expansion through additional RV sites, cabins, or amenities, subject to approvals, operational planning, and utility capacity.

INVESTMENT HIGHLIGHTS

- ▶ 125 total sites across RV, cabin, tent, and deck house accommodations
- ▶ 86 RV sites with full and partial hook-ups
- ▶ 24 sleeper cabins and 14 tent sites supporting diversified demand
- ▶ 13.40-acre campground property
- ▶ Commercial zoning allowing continued use and expansion potential
- ▶ Highway 385 frontage within the southern Black Hills tourism corridor
- ▶ Historically seasonal operation aligned with peak tourism demand
- ▶ On-site amenities including pool, laundry, camp store, and coffee hut
- ▶ Standalone coffee hut constructed in 2023
- ▶ Owner or manager residence located on-site
- ▶ Proximity to major attractions including Custer State Park, Mount Rushmore National Memorial, and Crazy Horse Memorial

IMPORTANT LINKS

- ▶ **View the Video Tour:** [Video](#)
- ▶ [Financials/NDA](#)
- ▶ [Website](#)

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PROPERTY DETAILS

PROPERTY INFORMATION

Lot Size	13.40 Acres
Zoning	Commercial
Tax ID	008810, 008809, 008807, 008808, 008806
Taxes (2024)	\$21,663.92
Legal Description	BAVARIAN HILLS ESTATES - REV TR MORGAN OF LOT 11 IN NW4 SEC 23 T3 R4 6.90 AC, CUSTER CITY 7300005400000100

UTILITIES

Water & Sewer	Custer
Electric	Black Hills Electric Cooperative
Gas	Propane

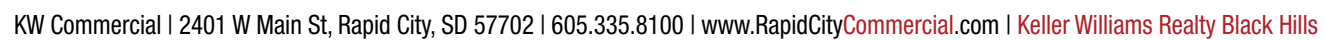
CAMPGROUND INFORMATION

Total Site	125
RV Sites	86
	41 50-amp full hook-up sites
	21 30-amp full hook-up sites
	24 30-amp and water sites
Cabins	24
Tent Sites	14
	-9 bare sites
	-5 water and electric sites
Deck House	1 (sleeps 4)

BUILDINGS & AMENITIES

Main Campground Building	Camp office, general store, guest facilities, and laundry Approximately 3,650 SF
Laundry	Coin-operated laundry room
Coffee Hut	Standalone structure, built in 2023
Swimming Pool	Commercial outdoor pool, recently upgraded
Accessory Structures	Multiple storage sheds and covered porches located throughout the site
Owner/Manager Residence	1 bedrooms, 1 bathrooms, log-style home, approximately 1,248 SF
Site Amenities & Infrastructure	Two bath and shower houses Propane sales Dump stations

CAMPGROUND MAP



1116 N 5TH ST
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MAIN BUILDING PHOTOS



1116 N 5TH ST
CUSTER, SD 57730

SITE PHOTOS



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PROPERTY PHOTOS



CABIN INTERIOR



MAIN BUILDING



CABIN EXTERIOR



DECK HOUSE



COFFEE HUT

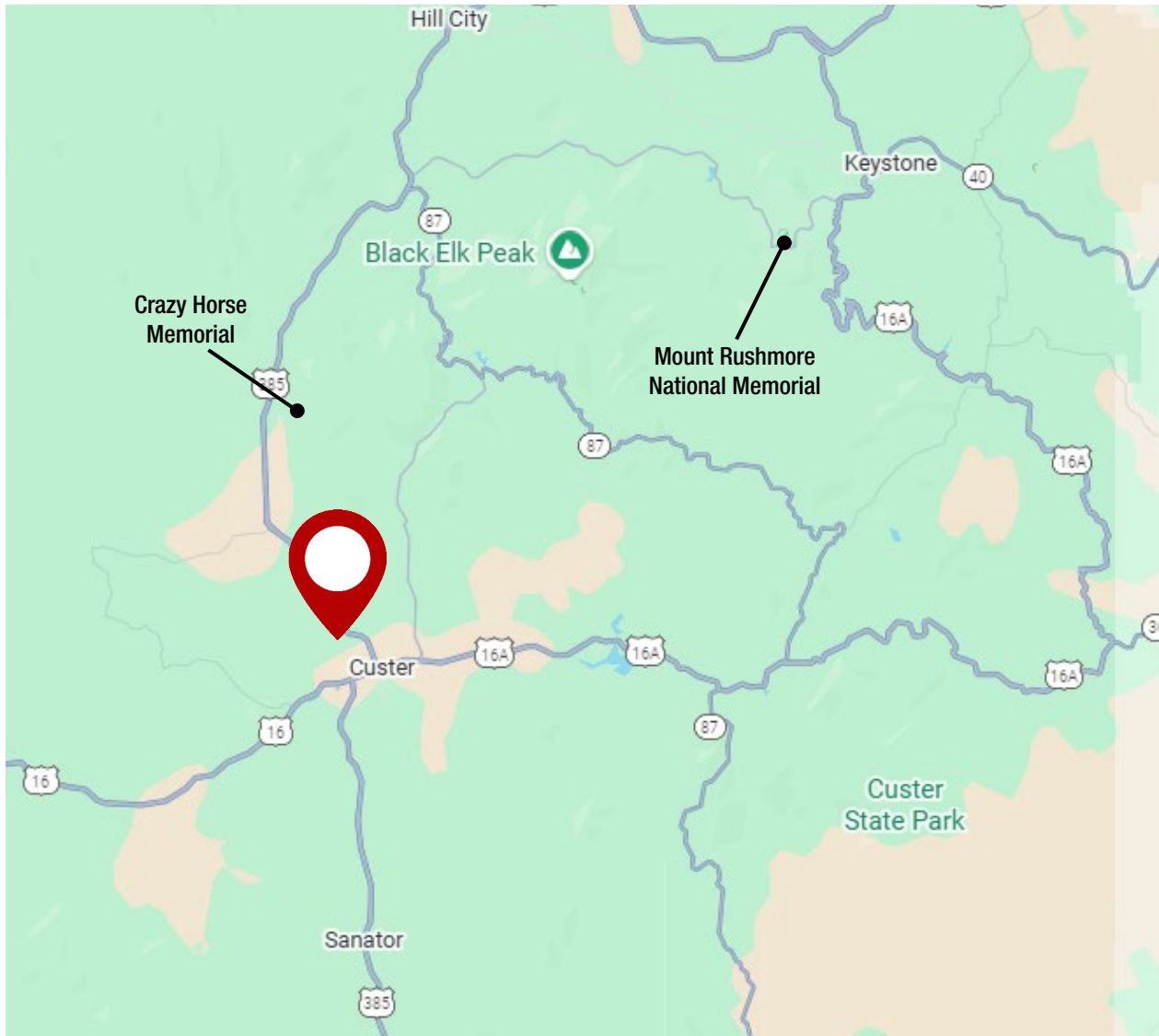
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PROPERTY PHOTOS



1116 N 5TH ST
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LOCATION



PROXIMITY TO MAJOR ATTRACTIONS

Custer Crazy Horse Campground is located along Highway 385 in Custer, South Dakota, providing convenient access to downtown Custer and major Black Hills attractions. Distances shown are approximate driving distances.

REGIONAL ATTRACTIONS

- ▶ Crazy Horse Memorial – 3 miles
- ▶ Custer State Park – 7 miles
- ▶ Mount Rushmore National Memorial – 17 miles
- ▶ Wind Cave National Park – 23 miles
- ▶ Black Hills National Forest – surrounding area with nearby access

LOCAL AMENITIES & ACCESS

- ▶ Downtown Custer – 2 miles
Retail, dining, services and
- ▶ HWY 16/HWY 385 junction - 2 miles

REGIONAL CONNECTIVITY

- ▶ Rapid City Regional Airport – 45 miles
- ▶ Rapid City – 44 miles

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SALES COMPS

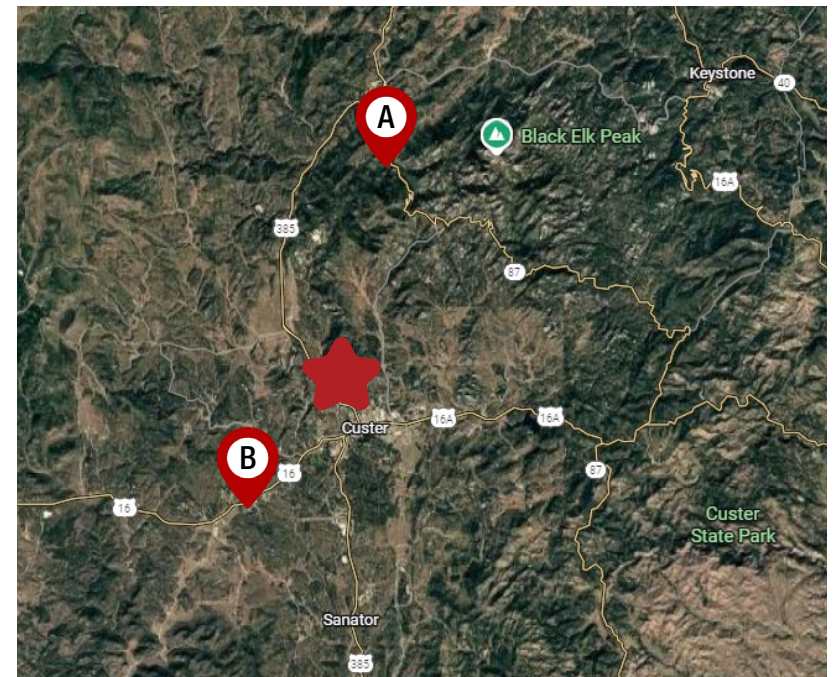
PROPERTY	PRICE	# OF SITES	LOT SIZE	PRICE/SITE	SALE DATE	NOTES
★ Custer Crazy Horse Campground 1116 N 5th St Custer SD, 57703	\$2,500,000 (Asking)	125	13.40 AC	\$20,000	—	Higher cabin count; Hwy 385 corridor
A Horse Thief Campground 24391 SD HWY 87 Custer, SD 57730	\$2,445,000	113	40 AC	\$21,637	December 2024	Larger acreage; lower site density
B Beaver Lake Campground 12005 US-16 Custer, SD 57703	\$2,200,000	107	19.46 AC	\$20,561	June 2025	Lower cabin count; attached manager quarters

COMPARABLE SUMMARY & PRICING CONTEXT

Recent campground sales within the Black Hills region support pricing near \$20,000 per site for established, amenity-supported properties. The subject property's asking price aligns with recent transactions when adjusted for site count, accommodation mix, and location within the southern Black Hills tourism corridor.

Custer Crazy Horse Campground offers a higher total site count than both comparable properties, along with a greater number of cabins supporting diversified revenue streams.

While the subject property is situated on fewer acres, site density and proximity to major regional attractions contribute to pricing consistency relative to recent sales.



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.

BUSINESS FRIENDLY TAXES

- NO** corporate income tax
- NO** franchise or capital stock tax
- NO** personal property or inventory tax
- NO** personal income tax
- NO** estate and inheritance tax



REGIONAL STATISTICS

Rapid City Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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