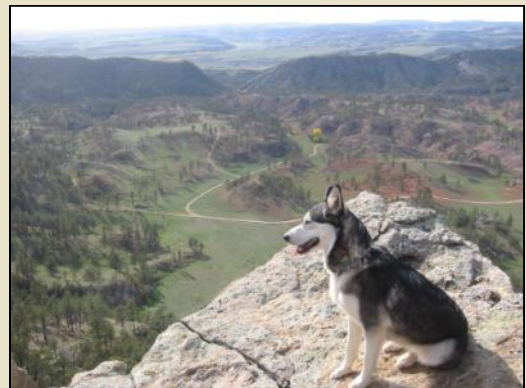




Look at your view! This is a page out of a true Western. This 241 acre tract of the Cascade Springs Ranch borders over 4,300 acres of USFS that has extremely limited access. There is no legal public access to this land. Conservation minded parties and 1031 are encouraged to entertain this exclusive property. Privacy close to town with a view and gated entrance through the adjacent 1,500 acre ranch. There is no way you will leave this property without smiling as it is one the most unique offerings in any market. Close to Hot Springs, SD, this land overlooks, well, everything. The Wild Horse Sanctuary, miles of USFS and protected lands on the Western horizon and Angostura Lake and Recreational area to the West. There are mule deer, turkey, coyote, occasional elk, owls and eagles to name a few of the neighbors. Please help to keep this a special place for the generations to come. There are deep breaks to the Cheyenne River above Angostura for wildlife protection and recreation along with enough high mountain meadows for cabin sites as well as food plats. Seller may include waterline for cattle and wildlife. Access to the land is steep as you ascend approximately 800 feet, but manageable. There will be new firebreak roads completed shortly that will improve travel through the acreage. Look at the cliff in the pictures...you could own the top of it. The area has mild winters and is a short drive to the many National Parks, golf courses and historic landmarks of the Black Hills National Forrest. Live your dream of having your private hunting retreat. Owner will finance. **\$620,000**



Dave Peterson, Broker Associate
Martin Jurisch & Associates Real Estate, Inc.
 Office: 605-341-1997 Cell: 605-390-2709
 22879 Norris Peak Rd, Rapid City, SD 57702
 Email: dakotaproperties@wildblue.net
 Website: www.DakotaProperties.com

Participating with

Cabela's TROPHY PROPERTIES™
www.CabelasTrophyProperties.com