



PROPERTY GUIDE

Embrace the Ranch Life in the Black Hills

55 LOTS ON 571 ACRES | BARNDOMINIUM APPROVED

WHITEWOOD, SOUTH DAKOTA



Welcome to Three Peaks Ranch

Nestled within the breathtaking Black Hills of South Dakota, the Three Peaks Ranch community offers an exquisite blend of luxury and natural beauty in a private, gated community. With a diverse selection of (55) total lots, including sprawling estate ranches and residential lots tailored to those seeking a serene retreat, your dream homestead is within reach at Three Peaks Ranch.

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Live Your Dream.

Envision starting each day with sweeping vistas and endless adventures just steps from your doorstep. Whether it's skiing and snowmobiling in the winter or hiking and fishing through the warmer months, enjoy a lifestyle of year-round recreation and serene retreat.



COMMUNITY HIGHLIGHTS

- Private Gated Ranch Community
- Asphalt Roads
- Municipal Water
- Underground Electric
- High-Speed Fiber



Exclusive Living in a Gated Ranch Community.

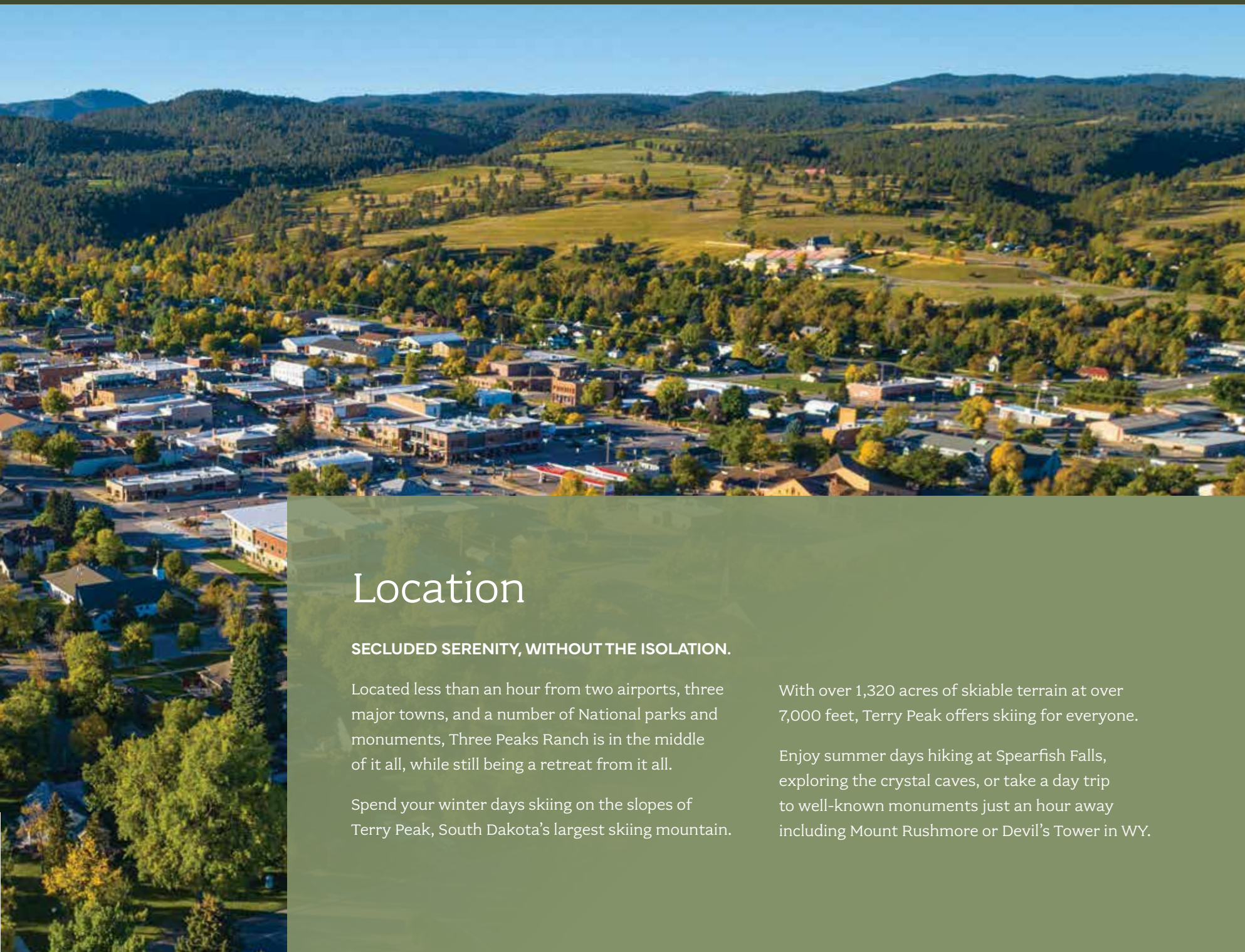
Nestled within the stunning Black Hills of South Dakota, Three Peaks Ranch offers an unparalleled blend of elegance and natural beauty in a private, gated community. With a diverse array of 55 lots ranging from 2 to 20 acres, each providing its unique charm and potential for building your dream estate or cozy homestead, your perfect retreat awaits. Discover the balance of luxury living and the great outdoors at Three Peaks Ranch.



BARNDOMINIUM APPROVED!



55 total, 2-54 acre
residential and ranch lots



Location

SECLUDED SERENITY, WITHOUT THE ISOLATION.

Located less than an hour from two airports, three major towns, and a number of National parks and monuments, Three Peaks Ranch is in the middle of it all, while still being a retreat from it all.

Spend your winter days skiing on the slopes of Terry Peak, South Dakota's largest skiing mountain.

With over 1,320 acres of skiable terrain at over 7,000 feet, Terry Peak offers skiing for everyone.

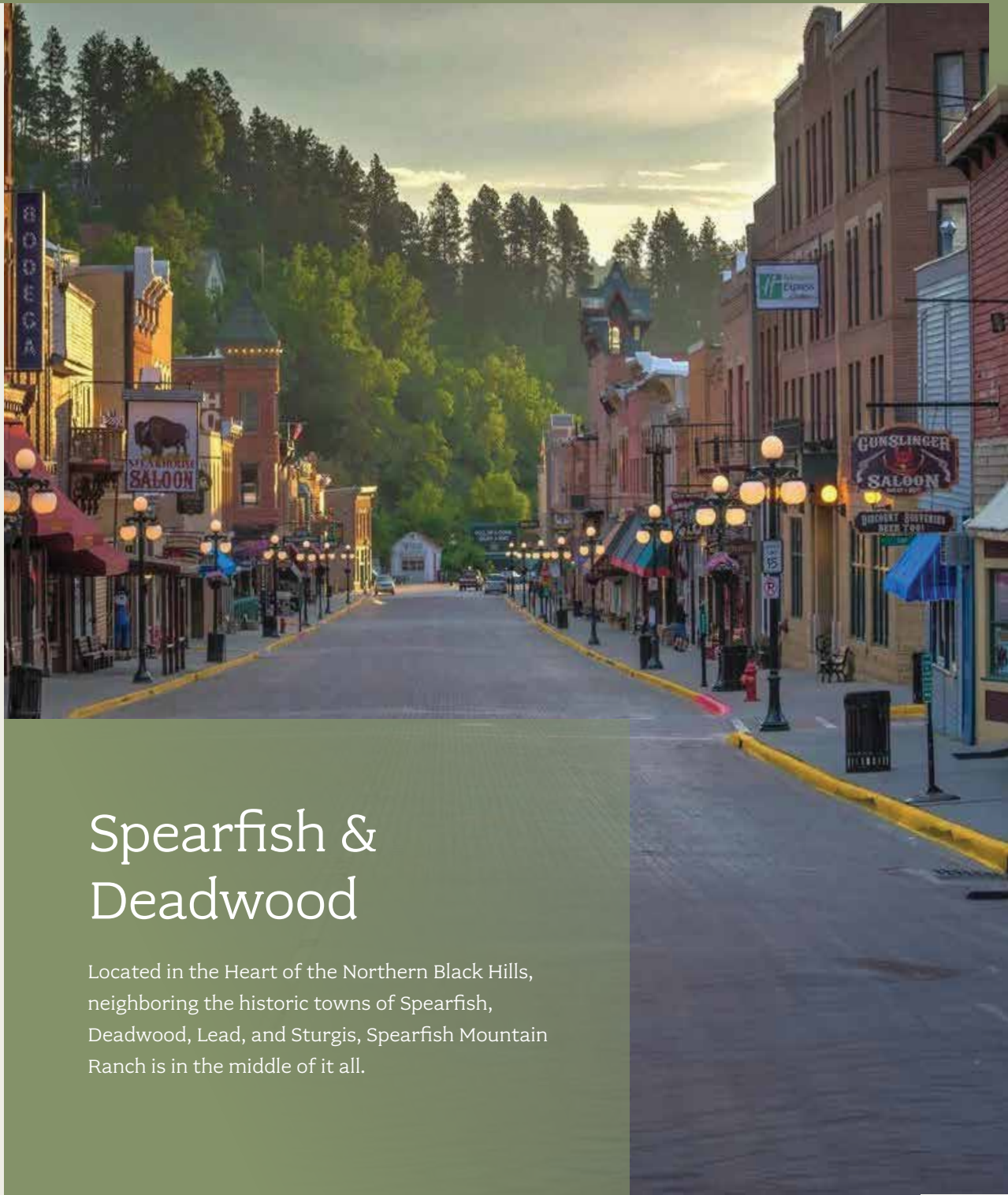
Enjoy summer days hiking at Spearfish Falls, exploring the crystal caves, or take a day trip to well-known monuments just an hour away including Mount Rushmore or Devil's Tower in WY.

SPEARFISH

As the largest town in the Northern Black Hills, Spearfish offers something for everyone. Here, adventure and relaxation await those seeking a taste of delicious cuisine and refreshing brews. While in Spearfish, we recommend stopping in to the DC National Historic Fish Hatchery! You'll learn firsthand how local trout populations are maintained and preserved for future generations to enjoy.

DEADWOOD

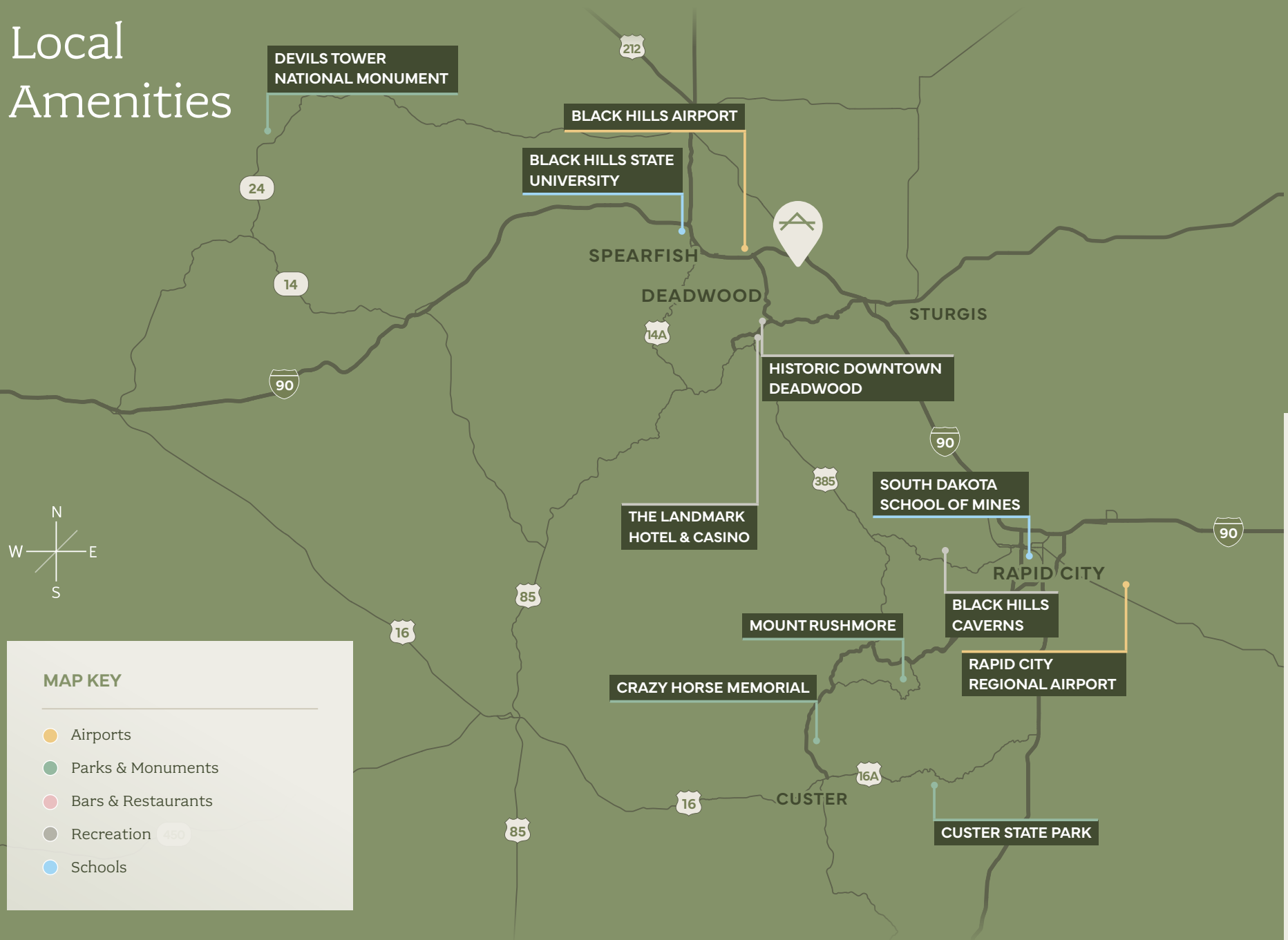
Just south of Three Peaks Ranch is one of the best preserved old western towns: Deadwood. With over 3.4 million visitors making their way through its streets each year, it's clear that this is a destination worth exploring. You can choose to try your luck at one of the many casinos scattered throughout town or pull up a chair in one of the legendary bars lining the historic main street. But that's not all, for entertainment seekers there is Outlaw Square, an outdoor performance space that's home to some of the best live music acts around. It's easy to see why Deadwood remains one of America's best-preserved old western towns, offering a little bit of everything to everyone who pays a visit.



Spearfish & Deadwood

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

Local Amenities



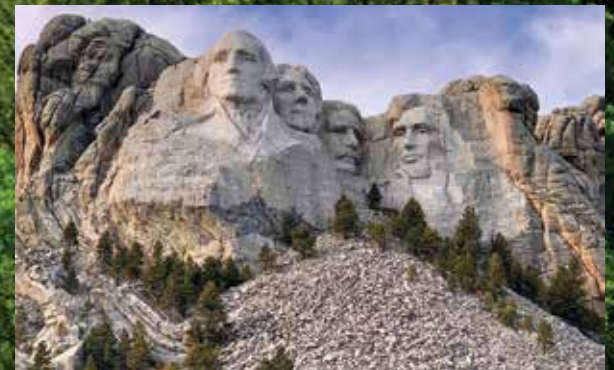
Why South Dakota

With unspoiled natural beauty, a vibrant cultural scene, a strong economy and growing career opportunities, South Dakota offers more than just a great view of Mount Rushmore. In fact, there are a lot of reasons why relocating to South Dakota is a smart move. Three Peaks Ranch is ready to welcome you home to a well-balanced lifestyle found in South Dakota.



COMMUNITY HIGHLIGHTS

- #1 Dynasty Trust State in the USA
- 1 of 9 States w/ No Pers. Income Tax
- 1 of 2 States w/ No Corp. Income Tax
- #4 Emerging Housing Marketing in the USA





Where the mountains call, and
adventure awaits.

Weather

Due to its location at the base of the Northern Black Hills and proximity to the semi-arid High Plains to the North, Spearfish has a unique climate for its latitude. Using the Koppen climate classification system, Spearfish has a humid subtropical climate (Cfa) that borders on a Mediterranean-influenced continental climate (Dsa) as summers are quite dry.

Spearfish has four distinct seasons, a hot and dry summer, a temperate fall and spring, and moderately cold and snowy winter. Winters in Spearfish are variable and often temperate as the area benefits from warm Chinook winds that come downward into the valley from the Northern Hills.

It is not uncommon to have 50-60 degree days in January and February and snow cover rarely lasts long in the valley.

Excluding sporadic cold and heat fronts during winter and summer months, Spearfish has temperate weather and can be enjoyed year around. A similar climate to Spearfish is Salt Lake City, Utah which is also located in a transitional zone.

Real Estate

BUILDERS: BLACK HILLS HOME BUILDERS ASSOCIATION

Black Hills Home Builders Association is a progressive not-for-profit professional trade organization, serves as an advocate for those, directly and indirectly, involved in the building industry and focuses on creating an opportunity of home ownership for all.

FINANCING

Financing is available from Black Hills Community Bank, Nebraska Bank and Rural 1st. Please check our website for terms.

Utilities

HIGH SPEED FIBER

Blue Peak (mybluepeak.com)

WATER

City of Whitewood (cityofwhitewood.org)

ELECTRIC

Butte Electric (butteelectric.com)

SANITARY

Septic on site to be installed by buyer

ENERGY

Propane with tanks to be purchased by lot buyer and buried.



Development Team

OWNER/DEVELOPER

Keating Resources (keatingresources.com)

LAND PLANNING

Professional Mapping and Surveying LLC

ROAD CONSTRUCTION & UTILITY INSTALLATION

Johner & Sons

FAQs

WHAT IS THREE PEAKS RANCH?

Three Peaks Ranch (TPR) is a 571 acre community located in Lawrence County, South Dakota. Right off Interstate 90, Three Peaks Ranch is approximately a 15-minute drive from Spearfish, South Dakota, and less than an hour from two airports.

WHO OWNS THREE PEAKS RANCH?

Three Peaks Ranch is owned by Gerard and Alec Keating dba Keating Resources www.keatingresources.com. The Keating family will remain active to maintain the greatness of Three Peaks Ranch. Gerard can be reached at (402) 925-5113 or via email at gerard@keatingresources.com. Alec can be reached at (630) 648-9967 or via email at alec@keatingresources.com.

HOW MANY LOTS WILL BE AT THREE PEAKS RANCH?

The community will include 55 total 2-54 acre ranch lots.

WHAT IS THE ZONING FROM THREE PEAKS RANCH AND WHAT IS GOVERNING AUTHORITY?

Lawrence County South Dakota is the governing authority for the property. The zoning has been determined as (51) Park Forest (1978) lots and (4) 41.5+ acre A1 (General Agriculture 1978) lots.

WHAT INFRASTRUCTURE WILL BE DELIVERED WITH THREE PEAKS RANCH?

All lots will be served with water provided by the City of Whitewood (www.cityofwhitewood.net), high speed fiber provided by Blue Peak (www.mybluepeak.com), electric provided by Butte Electric Cooperative (www.butteelectric.com) and a 24' wide asphalt access road. Butte Electric Cooperative will provide a transformer to each lot upon application by owner.

WHEN WILL INFRASTRUCTURE BE COMPLETE?

All infrastructure has been completed.

HAS A FIRE MITIGATION PLAN BEEN COMPLETED AND IMPLEMENTED PER LAWRENCE COUNTY ORDINANCE?

Yes, the fire mitigation plan can be found on Three Peaks Ranch website at www.threepeaksranchsd.com.

ARE THERE COVENANTS, CODES AND RESTRICTIONS (CCRS) FOR THREE PEAKS RANCH?

Yes. The CCRs are located on the Three Peaks Ranch website at www.threepeaksranchsd.com.



WILL THERE BE A HOME OWNERS ASSOCIATION (HOA) FOR THREE PEAKS RANCH?

Yes. The by-laws for the HOA can be found on Three Peaks Ranch website at www.threepeaksranchsd.com.

WHAT IS THE COST OF WATER FROM THE CITY OF WHITEWOOD?

The water system serving Three Peaks Ranch, which has 55 platted lots, also serves the neighboring communities of Spearfish Mountain Ranch which has 27 platted lots, and Wildflower Estates which has 31 platted lots. A water association has been formed to manage the system. The cost to manage the system will be divided by the total number of lots in the three communities which is 113 and invoiced monthly beginning May 1, 2026. This cost is in addition to the cost of water as charged by the City of Whitewood. The water association will read meters at each lot each month and invoice based on usage.

WILL PICK UP MY TRASH?

A third-party vendor will be engaged by the HOA to pick up trash at the entrance of each lot.

WHAT IS SOURCE OF ENERGY FOR COOKING & HEAT?

Propane. Buyers will be responsible for cost to buy and bury a propane tank(s) and to purchase propane.

HOW DO I OBTAIN THE ADDRESS FOR MY HOME?

Please use the link below and submit required documents to obtain your 911 Address.
<https://www.lawrence.sd.us/404/911-Addressing>

Photos

A GATEWAY TO NATURE'S
WONDERS AWAITS YOU



Monuments, Wildlife,
Adventures, Events in South
Dakota's great outdoors!

Iconic Events and Outdoor Adventures

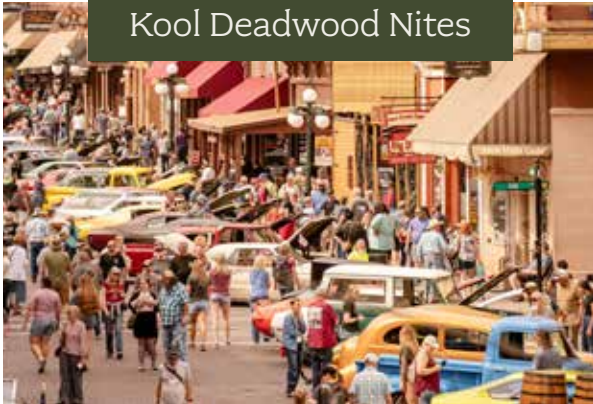
South Dakota offers a variety of outdoor events that celebrate its breathtaking landscapes and historic landmarks.

At Mount Rushmore National Memorial, visitors can experience patriotic gatherings, including the Independence Day Celebration, which features reenactments, performances, and tributes to American history.

In Custer State Park, the Buffalo Roundup is one of the most thrilling outdoor events, drawing thousands of spectators each fall. Cowboys and park rangers on horseback drive a massive herd of bison across the plains, a spectacle that helps manage the population while preserving South Dakota's frontier spirit.

At Badlands National Park, stargazing festivals and guided hikes offer outdoor enthusiasts a chance to explore its rugged beauty and unique rock formations. Similarly, the Crazy Horse Memorial hosts the Volksmarch, a biannual hiking event that allows visitors to walk up to the massive carving, an experience not available year-round. These events provide incredible opportunities to engage with South Dakota's rich history and natural wonders while enjoying the great outdoors.

Kool Deadwood Nites



Farmers Markets



Sturgis Motorcycle Rally



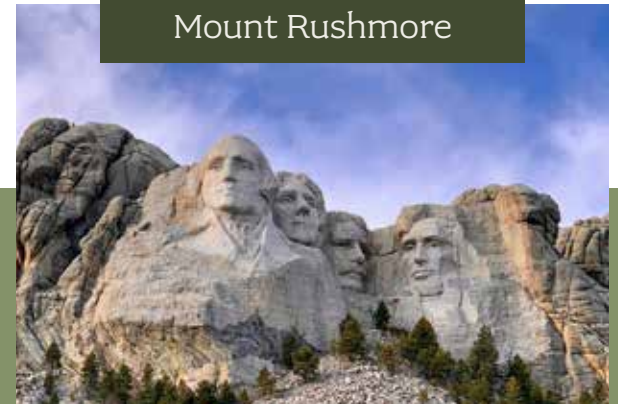
Days of 76 Rodeo



Songwriter's Festival



Mount Rushmore



Custer State Park



Badlands National Park



Crazy Horse Memorial



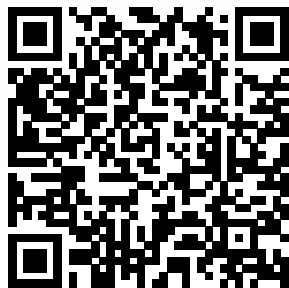


THREE PEAKS
RANCH



KEATING
RESOURCES

If you are ready to call Three Peaks Ranch 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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