

CABINS | RV PARK | RESTAURANT | PARK MODELS | DOCK & BOAT RENTALS

RESORT & MARINA FOR SALE

Horse Creek Inn & Resort | Sheridan Lake Marina
23570 US Highway 385 | 16451 Sheridan Lake Road
Rapid City, SD 57702

Horse Creek Inn
& Resort
18.07 Acres



Sheridan Lake
Marina



Updated February 2020



Exclusively listed by:
Chris Long, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com

*Your Property...
Our PrioritySM*

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

PROPERTY DETAILS

Horse Creek Inn & Resort | Sheridan Lake Marina

Horse Creek Inn & Resort

Property: 8 Guest Cabins, Sales Office, Restaurant, RV and Park Model Sites

Acres: 18.07

Zoning: General Commercial

Years Built: 1918, 1924, 1937, 1938, 1970

Tax ID & Legal Description: 5146 (13.3 Acres) - Saxon Placer MS 1250, LOT 17 LESS OUTLOT 1 & RTY (ALSO IN SECTION 3)
5147 (4.77 Acres) - Saxon Placer MS 1250, OUTLOT 1 OF LOT 17 & 30' RTY

Taxes (2019): \$14,596.70

Sale Price: \$925,000

Property Highlights

- Established, multi-income, full amenity resort along Hwy 385
 - 8 guest cabins & 25 RV sites
 - Historic 3,060 SF restaurant with full bar
 - Park model sales and lot rental (13 lots rented)
- Ideally located in the heart of the Black Hills, Horse Creek Inn & Resort is nestled in a quiet, secluded valley along Horse Creek and around the corner from Sheridan Lake Recreation Area
- Restaurant and sales office have frontage on Hwy 385. RV sites, cabins and park model sites are hidden from the busy highway
- Property is close to all the sights in the Black Hills - 30 minutes to Mt Rushmore, Crazy Horse and Custer State Park to the south, 45 minutes to Deadwood/Lead to the north, and 30 minutes to Rapid City to the east
- Bordered by Forest Service with pedestrian and vehicle access to the trails and 1 mile from the Sheridan Lake North Boat Launch



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Sheridan Lake Marina

Property: 118 total boat slips (112 rentals, 6 used by owner)

—North Shore - 88 boat slips

—South Shore - 30 boat slips

—Marina store & 3 bed/1 bath vacation rental

—Maintenance garage

Acres: +/- 6.5 acres leased from Forest Service (~3% of gross sales)

Zoning: Forest Service

Years Built: 1967

Tax ID & Legal Description: 12951 - MS 972, BLL ON NW1/4NW1/4 (MARINA)

Taxes (2019): \$2,206.66

Sale Price: \$1,625,000 (with Horse Creek Resort, not available separately)

Property Highlights

- Full-service marina offers boat rentals, bait and fishing tackle, convenience foods and outdoor equipment
- Located on Sheridan Lake, a popular year-round outdoor recreation destination for Black Hills tourists and residents. Sheridan Lake is 383 acres with 7.5 miles of shoreline offering fishing, hiking, boating and swimming
- Offers the **only** lakefront vacation rental within the Black Hills, available year-round
- Just 1 mile from Horse Creek Inn & Resort, both only 30 minutes from Rapid City via Sheridan Lake Road and on Hwy 385, the major thoroughfare to all major tourist sites and towns in the Black Hills
- Boat slip, boat and equipment rentals run from May 1 through October 1; vacation rental available year-round. Rental rates included on following pages
- All docks replaced over the last 7 years with long-lasting steel frame structures
- Employs 6-7; 1 full-time, year-round maintenance employee and 5-6 seasonal employees
- Future plans for development (with Forest Service approval) include 10 new cabins (2 on the lake, 8 behind the marina), shower house and 20' x 40' picnic pavilion

** Detailed financials for both properties available upon request.*

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SITE PLAN

23570 Hwy 385, Rapid City, SD 57702

Horse Creek Inn & Resort

18.07 Acres



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SITE PLAN

16451 Sheridan Lake Road, Rapid City, SD



Development plans provided upon request.



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

RENTAL RATES

Sheridan Lake Marina, Black Hills, SD

Vacation Rental

- 3 bed/1 bath, sleeps 8 adults
- Fully-equipped kitchen, laundry facilities, satellite TV and free wi-fi
- Private, handicapped accessible entrance and 300 SF deck overlooking the lake and marina
- 2-night stay minimum, 50% deposit required at time of reservation
- No smoking or pets allowed
- Discounted boat rentals with stay, 10% off all entrees at Horse Creek Inn
- On-line reservations via website, Expedia.com or VRBO.com

Dates	Nightly Rate
December - March	\$149
April - May	\$189
June - August	\$295**
Sturgis Rally Week	\$400
September - November	\$189

**Except Sturgis Rally Week

Dock & Mooring Rentals

- 112 boat slips rentals (118 total)
- Accommodation of boats up to 30' in length and options for larger vessels
- Moorings available for monthly or nightly rental
- Mooring buoys at North and South marina dockage areas. Shuttle or ferry service provided
- Boat and trailer dry storage at Marina or at Horse Creek Resort
- Winter storage available

Type	Rate
Boat Slip, North or South	\$700/season \$12/night
Jet Ski Dock, North only	\$250/season
Mooring	\$300/season \$60/month \$5/night
Dry Storage (Boat & Trailer)	\$50/month \$4/night
Dry Storage (Trailer only)	\$25/month

Wave Runner Rentals

- Two Yamaha VX110 wave runners
- Quiet, 4-stroke engines
- 21 years old to operate and 5 years old to ride as a passenger

1 Hour	2 Hours	3 Hours	4 Hours	Additional Hour (after 4 hrs)
\$75	\$130	\$180	\$220	\$60

Boat & Equipment Rentals

Equipment	2 Hours	Morning 8 AM-1 PM	Afternoon 2 PM - 7 PM	Full Day 8 AM - 7 PM	Additional Hour
Deck/Ski Boat, 10 adults	\$190	\$250	\$270	\$320	\$75
18' Pontoon, 8 adults	\$130	\$170	\$190	\$250	\$35
20'-22' Pontoon, 12 adults	\$150	\$190	\$210	\$270	\$35
24' Pontoon, 14 adults	\$170	\$230	\$250	\$300	\$40
Fishing Boat, 5 adults	\$50	\$75	\$75	\$110	\$30
Canoes & Kayaks	\$30	\$50	\$50	\$70	\$10
Paddle Boat	\$30	\$50	\$50	\$70	\$10
Stand-Up Paddle Board	\$30	\$50	\$50	\$70	\$10
Tow Tube		\$30	\$30	\$50	\$10
Wake Board or Knee Board		\$25	\$25	\$40	\$10
Water Skis		\$20	\$20	\$30	\$5
Fishing Pole				\$10	



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PHOTOS

Horse Creek Inn & Resort, Black Hills, SD



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PHOTOS

Sheridan Lake Marina, Black Hills, SD



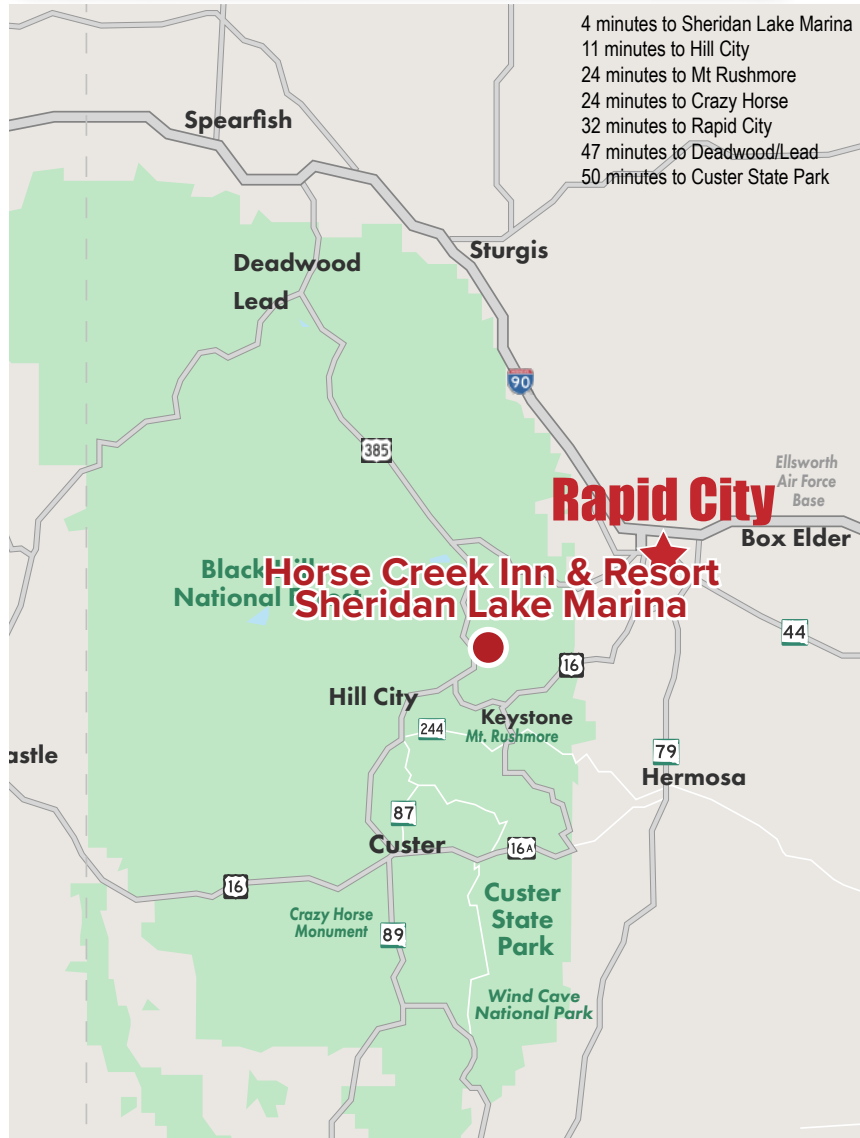
Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

LOCATION

23570 Hwy 385, Rapid City, SD 57702



4 minutes to Sheridan Lake Marina
11 minutes to Hill City
24 minutes to Mt Rushmore
24 minutes to Crazy Horse
32 minutes to Rapid City
47 minutes to Deadwood/Lead
50 minutes to Custer State Park

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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.88 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

National Rankings

- #1 Rapid City—Best Towns**
Outdoor Life, 2010
- #2 South Dakota—Best State for Business**
CNBC, 2016
- #4 Rapid City— Best Places to Launch a Business**
CNN Money, 2009
- #6 Rapid City—Cities with the Lowest Unemployment Rate**
Forbes, 2017
- #9 Rapid City—Best Small City for Small Business**
Verizon, 2018

Rapid City Area Key Stats

Total Work Force	65,250
Employed.....	62,900
Unemployed	2,350
Unemployment Rate	3.6%
Right-to-work Law.....	Yes

Employment by Sector:

Retail Trade	8,400
Transportation, Warehousing & Utilities	11,600
Professional & Business Services	5,100
Educational & Health Services	10,600
Leisure & Hospitality	7,800
Government.....	10,700



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.