

SOUTH DAKOTA

Fall River Campground



27905 TWIN ROCK BEND ROAD | HOT SPRINGS, SD

OFFERED AT \$260,000

Evan's RV Park offers a rare, turnkey opportunity in one of the southern Black Hills' most desirable recreational areas, located just minutes from Angostura Reservoir and the amenities of Hot Springs, SD. Situated on approximately 0.87± acres, this well-maintained RV park combines modern infrastructure, attractive aesthetics, and excellent long-term potential.

The property features 8 established RV pads, designed for easy access and efficient use of space. Each pad is equipped with 30-amp, 50-amp, and 20-amp electrical service, individual water hydrants, and on-site black tank dump hookups, making the park suitable for short-term, seasonal, or extended-stay guests.

A standout feature of the park is the newly established grass and trees throughout the common and pad areas, supported by an underground sprinkler system that conveniently ties into the existing hydrants. This improvement enhances curb appeal, guest comfort, and overall property presentation while remaining practical and easy to maintain.



TOMMY WILES 308.360.2030

tommy@ranchandrecreation.com

6106 YELLOWSTONE RD, CHEYENNE, WYOMING



Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



Additional improvements include a 24' x 30' metal shop with electricity, ideal for storage, maintenance, or future development, along with an attached 10' x 30' carport providing covered space for equipment or vehicles.

There is also ample room on the property for a permanent mobile home, offering flexibility for an owner-operator residence, onsite manager housing, or additional long-term rental income potential, an increasingly desirable feature for RV park ownership.



Location continues to be a major draw. Angostura Lake is a popular destination for boating, fishing, swimming, and summer recreation, while Hot Springs provides year-round tourism with its natural hot springs, southern Black Hills attractions, dining, and essential services. This combination supports consistent demand from travelers, seasonal visitors, and outdoor enthusiasts.

Whether you are an investor seeking a low-maintenance income property or an owner-operator looking for a manageable RV park with upside potential, Evan's RV Park presents an affordable and well-positioned opportunity in a growing recreational market.

