

SOUTH DAKOTA

# Lower Spring Creek Acreage



**#1 PROPERTIES**

**RANCH & RECREATION**

TOTAL ACREAGE\* 10± | OFFERED AT \$549,000

[RANCHANDRECREATION.COM](http://RANCHANDRECREATION.COM)

## 24197 ASSURANCE LANE CUSTER, SOUTH DAKOTA

There are properties that check boxes, and then there are properties that create a lifestyle.

Set on 10 acres just outside of Hermosa, this fully updated home sits in a location that captures everything people love about western South Dakota. To the west, the Black Hills rise on the horizon, delivering unforgettable sunsets. To the east, the land opens wide, giving you peaceful, uninterrupted sunrises. It's quiet, it's open, and it's the kind of setting that's getting harder to find.



The home is already in place and fully remodeled in 2024, giving you a solid foundation to build the rest of your vision around. The entire structure sits on a concrete slab, offering durability and low maintenance, while the updates inside complete this for a move-in-ready home.

With 3 bedrooms, 2.5 baths, and a flexible layout that includes an additional finished living space, the home offers both comfort and functionality.

What really sets this property apart is the opportunity it gives beyond the home itself.

The 10 acres are clean, usable, and ready for improvements, making this an excellent setup for a horse property or small acreage operation. You already have the home, utilities, and access in place. Now you can design and build your corrals, barn, and layout exactly how you want them, without having to undo someone else's work.

The major improvements have already been handled,





including new windows, siding, and roof, along with new flooring and interior paint throughout. A new septic system with a leach field has been installed, and the main home features forced air heat and central A/C. The addition includes cove heat and its own cooling.

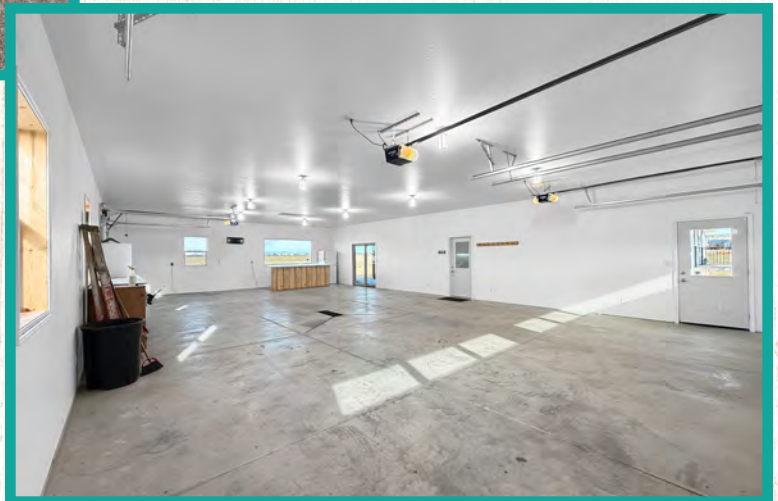
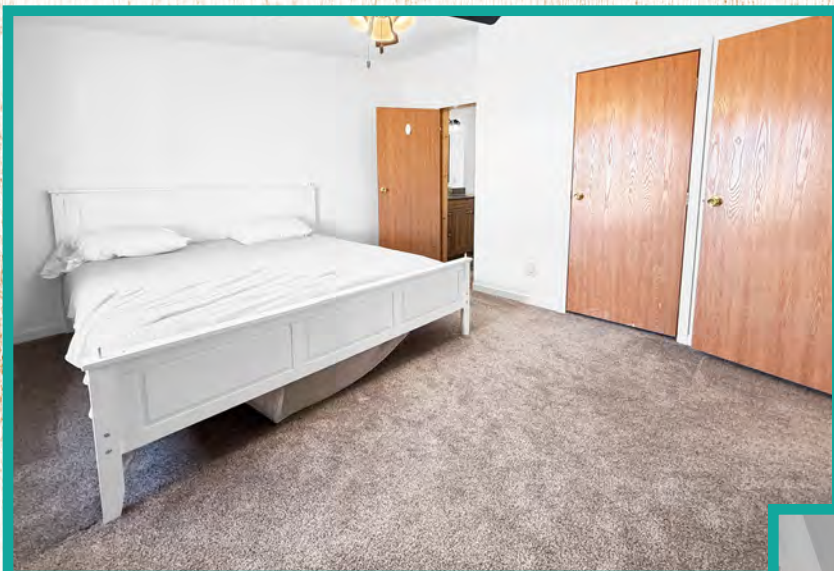
The kitchen is clean, functional, and open to the main living space, featuring stainless steel appliances and a layout that works well for both everyday living and entertaining.

The 1,500 sq. ft. attached garage/shop adds serious usability to the property. With three overhead doors—two front-facing and one on the side—it's set up for vehicles, trailers, equipment, or a full workshop. It's the kind of space that makes day-to-day living on an acreage easier.

Outdoor living is just as strong. The covered back patio offers a sheltered space to relax, while the covered front deck with Trex decking is the perfect place to take in views of the Black Hills and the surrounding countryside in the mornings with a cup of coffee and beautiful sunrises.

You're also in a location that balances privacy with convenience—just a short drive to Rapid City, Hermosa, Heart Ranch Golf Course, Hot Springs, and Angostura Reservoir, with easy access off paved and well-maintained roads.

This property already has the hard work done, with an updated home, established utilities, and usable acreage, offering the opportunity to take it further and make it your own.



## PROPERTY HIGHLIGHTS

- 10 acres with strong usability and open layout
- Views of the Black Hills with standout sunsets
- Wide-open eastern exposure for sunrises
- Ideal for a horse property with room to build corrals and barn to your preference
- Fully remodeled home in 2024
- Entire home on a concrete slab
- New windows, siding, roof, flooring, and interior paint
- New septic system with leach field
- Forced air heat and central A/C (main home)
- Cove heat and window A/C in addition
- Stainless steel appliances
- 1,500 sq. ft. attached garage/shop
- Three overhead doors (2 front, 1 side)
- Covered back patio
- Covered front deck with Trex decking
- Shared well with cost-sharing agreement (The well is located on the subject property and also serves an additional residence owned and occupied by the sellers)
- 500-gallon leased propane tank

## LOCATION

- Rapid City - approx. 20 minutes (+/-20 miles)
- Hermosa - approx. 15 minutes (+/-15 miles)
- Hot Springs - approx. 35 minutes (+/-30 miles)
- Angostura Reservoir - approx. 20 minutes
- Heart Ranch Golf Course - approx. 10 minutes



**TOMMY WILES** 308.360.2030

tommy@ranchandrecreation.com  
6106 YELLOWSTONE RD, CHEYENNE, WYOMING

**RR**  
**PROPERTIES**  
RANCH & RECREATION

\*Acreage counts are believed to be accurate but have not been verified by a professional survey.

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.