

The Black Hills of South Dakota offers one of the safest, friendliest areas in the USA to live, in a state that has no state income tax.



Professionally designed homesites with all buried utilities, cable, phones, natural gas, and city water system. Individual septic systems must be engineered for each home.



Planned Amenities:

- Hiking/jogging trails
- 80+ acres commons area
- Flowing creek in commons
- Paved roads
- Borders city conservation area
- 2 to 4 acre lots within city
- City water system
- Home Owners Association
- Easy, quick access to Exit 14
- Close to 18 hole golf course
- Business area 5 minutes away
- Local airport 5 minutes



In the Beautiful
Black Hills of South Dakota



Clip and Mail 

Yes!
Please send information on



Name: _____
 Address: _____
 City/State/Zip: _____
 Area Code+Telephone: _____

Mail to : Landmark Realty
 1130 North Main St. Suite 1
 Spearfish, SD 57783

Phone: 605-642-4540
 Cell: 605-641-6275
 Fax: 605-642-7713

Owned by licensed Realtors in South Dakota



of Spearfish

Country living
in the City



Select Homesites
Represented by



Rick Furnish
Broker

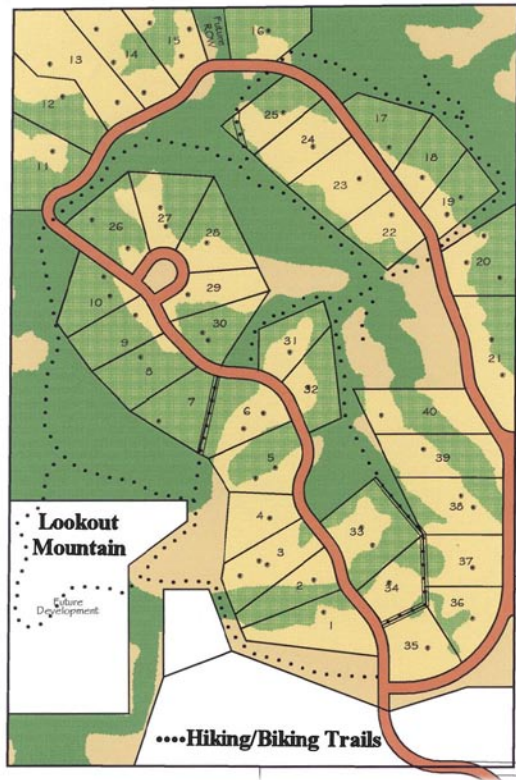
Jim Boke
Broker Associate

Carol Boke
Salesperson

Office Phone 605-642-4540
 Cell Phone 605-641-6275



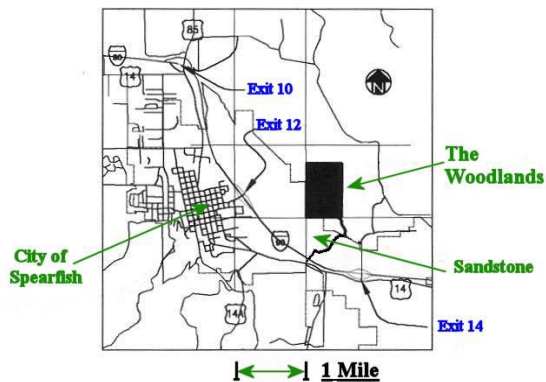
The Woodlands is located on 220 acres over the east slope of Lookout Mountain inside the city limits of Spearfish. It is a development for 40 homes on two to four acre homesites. The lots are all **WITHIN 3 to 5 minutes** of the Holiday Inn and Exit 14 on the east side of Spearfish, SD. Deep canyons, oak and pine trees, and sandstone boulders dominate views in a very private, quiet setting.



←----- 1/2 mile -----→



Vicinity Map

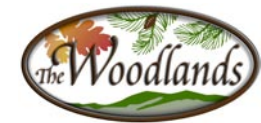


Hiking, biking, and exercise trails meander through the 80 + acres of common area in the canyons and up the side of Lookout Mountain to the city owned conservation district adjoining The Woodlands to the west.

Within **ONE HOUR** of:
 Rapid City Regional Airport • Lead • Deadwood • Sturgis • Terry Peak ski area • Proposed National Physics Lab at Homestake Mine • Devils Tower • Five minutes to Scenic Spearfish Canyon



The Woodlands is a strict covenant controlled community designed to blend into the pristine environment without interfering with the natural allure and beauty of the location behind Lookout Mtn.



Wild game including deer, turkey, rabbits, squirrels, and songbirds abound in the area as it affords natural protection from prevailing winds and weather.

