



Fact Sheet

WHAT IS SPEARFISH MOUNTAIN RANCH?

Spearfish Mountain Ranch (SMR) is a 600 Acre single family gated mountain top community located in Lawrence County, South Dakota. Right off the Interstate 90, Spearfish Mountain Ranch is approximately a 15-minute drive from Spearfish, South Dakota and less than an hour from two airports.

WHO OWNS SPEARFISH MOUNTAIN RANCH?

Spearfish Mountain Ranch is owned by Gerard and Alec Keating dba Keating Resources www.keatingresources.com. The Keating family is retaining 600 Acres adjacent to SMR for a family home. The Keating family will remain active to maintain the greatness of Spearfish Mountain 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.

WHO IS THE LISTING REALTOR FOR SPEARFISH MOUNTAIN RANCH AND WHAT IS THE FEE FOR COOPERATING BROKERS?

David Peterson with Specialty Properties Real Estate is the listing realtor. David can be reached at (605) 389-3335 or via email at david@specialtylands.com. Any cooperating realtors will be paid a fee equal to 6% of the sale price.

HOW MANY LOTS WILL BE AT SPEARFISH MOUNTAIN RANCH?

The community will include 15 residential lots of approximately two to five acres, and 12 ranch lots of 41.5+ acre.

WHAT IS THE ZONING FROM SPEARFISH MOUNTAIN RANCH AND WHAT IS GOVERNING AUTHORITY?

Lawrence County South Dakota is the governing authority for the property. The zoning for the 15 two acre residential lots is Suburban Residential (1978) and the zoning for the 15 ranch lots of 41.5+ acre is A-1 (general Agriculture 1978). Except for properties in Section 19 which are Park Forest Zoning (1978).

WHAT AMENITIES WILL BE DELIVERED WITH SPEARFISH MOUNTAIN RANCH?

All lots will be served with water provided by the City of Whitewood www.cityofwhitewood.net, high speed fiber provided by Vast 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 AMENITIES BE COMPLETE?

All amenities will be installed by September 15, 2022. SMR homeowners will pay the rural residential rate for water which are currently triple the rate of users located within city boundaries.



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

Yes, the fire mitigation plan can be found on Spearfish Mountain Ranch website at www.spearfishmountainranch.com.

ARE THERE CONVENANTS, CODES AND RESTRICTIONS (CCR'S) FOR SPEARFISH MOUNTAIN RANCH?

Yes. The CCR's are located on the Spearfish Mountain Ranch website at www.spearfishmountainranch.com.

WILL THERE BE A HOME OWNERS ASSOCIATION (HOA) FOR SPEARFISH MOUNTAIN RANCH?

Yes. The by-laws for the HOA can be found on Spearfish Mountain Ranch website at www.spearfishmountainranch.com.

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

SMR homeowners will pay the rural residential rate for water which are currently triple the rate of users located within city boundaries. The cost of water is set by the City Council and will be individually metered. Water loss will be shaped pro rata by all homeowners. The agreement to buy water from the city is located on the Spearfish Mountain Ranch web site www.spearfishmountainranch.com. The water system will be managed by a water system management firm licensed by the State of South Dakota.

WHO 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.

Disclaimer: All the dates mentioned in this document are tentative target dates of completion of different tasks. Dates may vary depending on material delivery as well as weather condition.

GERARD KEATING

402-925-5113
gerard@keatingresources.co

ALEC KEATING

630-648-9967
alec@keatingresources.com