



Canyon Springs Overlook

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Four Corners, Wyoming

44± Acres – \$595,000

Maps and Brochures

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Interactive maps are for a visual aid only, the accuracy is not guaranteed

Video Tour

[Video Tour](#)



Introduction:

The ultimate Black Hills recreational headquarters or year-round residence. High country setting just a 5-minute drive from National Forest. Heated shop with two-bedroom apartment, log guest cabin and additional garage for all of the recreational toys.

Property:

Picturesque setting at the edge the Canyon Springs Prairie overlooking Beaver Creek Canyon. The 44± acres includes open meadows and wooded hillsides that descend over rugged canyon rimrocks to provide unobstructed views across the Black Hills. The natural landscape includes ponderosa pine, quaking aspen and spruce. The rolling pastures have many different locations for food plots. This high-country location is at an elevation of 6,200 feet above sea level.

There is an adjoining 79 acres which can also be purchased simultaneously with the Canyon Springs Overlook. The price for the additional acreage is \$332,000.

Buildings:

The custom-built structures are situated at the edge of the field with a pine, spruce and aspen backdrop. The concept for the design of the buildings makes them well-suited for retreats and vacations, but are also conducive for year-round living. Buildings include two separate living quarters and two shop/garages. Many extras including paved driveway, paved parking, Pella windows with between-the-glass blinds, backup generator, underground sprinklers, and much more.

Built in 1997, the heated and cooled shop includes 2,992± square feet on the main level. It has three overhead doors with center drive through area. Ample storage for vehicles, ATVs, mountain bikes and recreational equipment. Also has a climate-controlled wine room, exercise room, indoor/outdoor dog kennels and workshop area. The second story apartment has 1,360± square feet with two bedrooms and 1.75 baths. The kitchen was remodeled in 2014 to include a Viking gas range, steam hot water faucet, granite counter tops and snack bar. Open kitchen, dining and living areas with corner gas fireplace, hardwood floor and sliding glass door to the balcony where views of the canyon can be enjoyed.

Just across the driveway, in an aspen alcove, is the log guest cabin. The one and one-half story cabin was built in 1995 with 1,525± square feet. The inviting great room offers large windows with a southern view of the canyon, vaulted ceiling, wood stove, and open stair case to the upper level. The cabin has two bedrooms, 1.75 baths, office and laundry/mud room. A large deck wraps around three sides.

The 20' x 40' garage/toy shed was built in 2006. It also has a cement floor and is fully insulated and heated.

Water:

A water well reported to be 900 feet deep supplies water for the property.

Covenants:

There are covenants on the property. A copy is available upon request.

Wildlife & Recreation:

The property is located right in the middle of year-round Black Hills recreation. The surrounding area is prime habitat for a variety of wildlife including deer, elk, turkey, mountain lion, bobcat, coyote, fox, eagles and hawks. Mallo Camp, Beaver Creek and access to hundreds of thousands of acres of Black Hills National Forest are all within a 5-minute drive of the property. Groomed snowmobile trails and cross-country ski trails begin at Mallo Camp and traverse throughout the Black Hills. Ride from the property to destinations like Deadwood and Deerfield Lake. This is an excellent location from which to enjoy the beauty and recreational amenities of the Black Hills.

Access & Location:

The property is between Four Corners and Mallo Camp with access directly from the Mallo Road, which is a county maintained gravel road. It is approximately 3 miles east of Highway 85. Other nearby towns include Sundance, WY – 31 miles, Newcastle, WY – 21 miles, and Deadwood, SD – 40 miles. It's about a 1.5-hour drive to Rapid City, SD.

Interactive Map

Interactive maps are for a visual aid only, the accuracy is not guaranteed. The boundaries are approximate. Road names and public road locations may not be consistent with public records. Buyers may wish to do further research regarding the actual property boundaries and location of public roads.

To access the 3D maps, click the blue “view full screen” button, then toggle the 3D button.

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