



Cottle Creek Ranch

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Sturgis, South Dakota
260± Acres – \$4,500,000

Maps and Brochures

[Topo Map](#)

[Aerial Map](#)

[Public Lands Map](#)

[Black Hills Area Map](#)

[Interactive Map](#)

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

Introduction:

Excellent location for potential development or Sturgis Motorcycle Rally property. The land is near Sturgis with frontage on three separate roads.

Property:

The ranch includes 260 deeded acres on Cottle Creek in the rolling hills east of Sturgis. The property is adjacent to the south side of the Buffalo Chip Campground. The meadows include 178 acres of tillable land, which is currently in hay. Bear Butte can be viewed in the distance across the fields.

Home:

The home is nestled in a nice shelter belt with pine, ash and aspen trees. The comfortable ranch style home was built in 1982. The home was remodeled in 1996 including the construction of a large addition. The home has approximately 2,795 square feet and includes four bedrooms, two full baths. The master bedroom has a gas fireplace and glass door leading to the private hot tub in the back yard. Gas fireplace in the family room, French doors, custom cabinets, pocket doors, many built-in shelves, front deck, and lots of storage.

Outbuildings:

Next to the home is a four car garage with attached 40' x 44' shop. There is also a machine shed, calving barn, loafing shed, several other sheds, corrals, windbreaks, and two steel granaries.

Water:

An artesian well supplies water for the home and corrals. Cottle Creek, which is seasonal, runs through the property. A nice reservoir along Cottle Creek is stocked with bass and bullheads. Bear Butte Valley Water lines runs along the east and west property boundaries.

Recreation:

This is an excellent central location from which to enjoy the year round recreation provided in the Black Hills, including the nearby Bear Butte State Park which is north of the ranch about 4.5 miles. Vanocker Canyon Road, near Sturgis, is one of the closest access points leading into the Black Hills National Forest, where hundreds of thousands of acres of public land can be accessed.

Access & Location:

Three county gravel roads border the property. The headquarters is located on 207th Street, which runs along the south boundary. Fort Meade Way is along the west side and 132nd Avenue is on the east side of the property. It's approximately five miles from downtown Sturgis and five miles from the Pleasant Valley Exit on Interstate 90.

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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