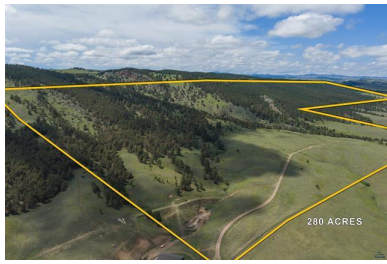
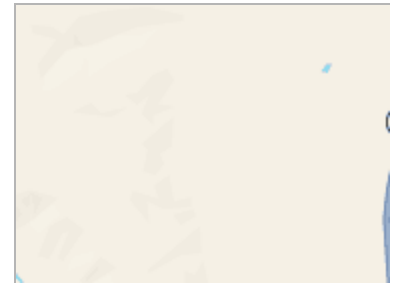


ALL FIELDS DETAIL



MLS # 179695
Class LAND
Status ACTIVE
Type Farm & Ranch
Area Southern Hills
Asking Price \$1,250,000
Address TBD TATANKA SPIRIT RD
City Buffalo Gap
State SD
Zip 57722
Sale/Rent For Sale
IDX Include Y

Mobile Home Allowed No
Horses Allowed Yes
Size of Lot Over 100 Acres



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Number of Acres	280.00	Price Per Acre	\$4,464
Agent	TJ WOJTANOWICZ - CELL: 605-863-1920	Listing Office 1	BLACK HILLS REALTY - Firm: 605-791-2249
Owner Name	Trevor Schmidt	Listing Date	6/23/2026
Subdivision	OTHER	Lot Size	280
Directions	Hwy 79 South from Rapid City to Tatanka Spirit Rd, 1 mile West	Associated Document Count	3
Auction Y/N	No	Exclusion on File	No
Virtual Tour	Virtual Tour	Update Date	6/30/2026
Status Date	6/25/2026	HotSheet Date	6/25/2026
Price Date	6/25/2026	Input Date	6/25/2026 12:20 PM
Original Price	\$1,250,000	Days On Market	8
Covenants	No	Earnest Money Held By	Title Company - See Agent Remarks
County	Custer	Surveillance Device/System on Premises	None
Legal	SE4 SEC 12 T6 R6 160 AC and W2NE4 SEC 12 T6 R6 80 AC and SW4SE4 SEC 1 T6 R6 40 AC	Geocode Quality	Manually Placed Pin
Picture Count	28	Input Date	6/25/2026 12:20 PM
Update Date	6/30/2026 10:02 AM	Additional Media	Additional Media
Video Count	0	Delayed Marketing?	No
Floor Plans Count	0		

FEATURES

LAND DESCRIPTION	DOCUMENTS ON FILE	ELECTRICITY	SHOWING INSTRUCTIONS
Interior Lot	Legal Description	Electric to Lot	Appointment Only
Meadow	Plat Map	GAS	See Remarks
Wooded Lot	Aerial Photos	None	VIEW
TYPE OF LOT	Easements	WATER	Hills
Building Site	Photographs	None	Trees
Development Property	ROAD SURFACE	SEWER	Prairie
Ranchette	Gravel	None	Meadow
View Property	Dirt/Clay	WILL DIVIDE	SHORT SALE
Forest/Hills	ACCESS	No	No
Rolling	Public	SURFACE WATER	SCHOOL DISTRICT
IMPROVEMENTS	Easement	None	Hot Springs
None	TOPOGRAPHY	VISIBILITY	BORDERS MICKELSON TRAIL
	Level	Not Applicable	No
	Rolling	WILL SELL	TERMS
	Sloping	Cash	Cash
	ZONING	New Loan	New Loan
	General Agriculture		

FINANCIAL

Taxes 9757.84 **Tax Year** 25

PUBLIC REMARKS

Public Remarks Listed by TJ Wojtanowicz at Black Hills Realty | 605-863-1920. Discover an extraordinary opportunity to own approximately 280 acres in the scenic Southern Black Hills, offering the perfect blend of conservation, privacy, recreation, and future development potential. This remarkable property features breathtaking hilltop vistas, rolling prairie, rugged terrain, seasonal creek beds, and abundant wildlife habitat. Approximately 40 acres lie outside the existing Rocky Mountain Elk Foundation conservation easement, providing excellent opportunities for future development, including executive home sites, cabins, or a private ranch headquarters (subject to applicable approvals). The remaining acreage is protected by a conservation easement that preserves the property's natural beauty and outstanding wildlife habitat for generations to come. Elk, deer, turkey, and other native wildlife are frequently seen throughout the property, making it an exceptional recreational retreat for hunting, hiking, horseback riding, ATV adventures, or simply enjoying the peace and quiet of the Black Hills. Multiple elevated building sites offer panoramic views while blending seamlessly into the surrounding landscape. Conveniently located just minutes from Custer State Park, Wind Cave National Park, National Forest access, and within an easy drive of Rapid City, this property provides the rare combination of seclusion and accessibility. Whether you're searching for a private family retreat, recreational investment, conservation property, or future estate with buildable acreage, opportunities like this are becoming increasingly rare. Call today for additional information regarding the conservation easement, buildable acreage, permitted uses, and a private tour of this incredible Black Hills property. <https://id.land/maps/3b924d5bc1b760e91f196cf123b9d0a3/share>

AGENT ONLY REMARKS

Agent Only Remarks Listing agent will meet you for a tour. 24-hour notice required.

ADDENDUM

Addendum Buyer and Buyers Agent to verify all MLS information.

ADDITIONAL PICTURES





DISCLAIMER

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