



Bulldog Creek Campground

Located at Interstate 90 exit 37, 5 miles south of Sturgis, SD

Located at Interstate 90 exit 37, just five miles south of legendary Sturgis SD, the Bulldog Creek Campground is one of those rare properties that combine exceptional accessibility with privacy and plenty of space. The property consists of 43.0+/- acres skirted by the well-timbered Bulldog Creek on the north, I-90 to the east and Pleasant Valley road (paved) to the south. Pine trees, oak, ash and chock-cherry thickets and the occasional wildlife remind visitors of the natural beauty.





The Bulldog Creek Campground Improvements include:

- 100+/- full service RV hook-ups; water, power (50 and 30 amp) and septic
- 40 RV sites with power and water
- 25 RV sites with power
- 25 power and water sites designed for cabin use
- Hundreds of tent camping sites
- Office Building
- Two Guest Shower Houses
- Laundry room
- Two wells with storage cistern
- Steel shop with concrete floor
- 8 septic systems
- 3 water storage cisterns (two - 2,500 gal. one - 2,000 gal.)





The terrain is level to gently rolling allowing the highest utilization of the acreage available, yet maintaining the integrity of the landscape.

The operation has been tailored in the past to accommodate the high demand for camping facilities during the annual Sturgis Motor Cycle Rally held in early August www.SturgisMotorCycleRally.com, where nearly a half-million motor cycle enthusiasts will travel for part of the 10 day event. The Bulldog Creek Campground is poised to be an increasingly valuable property, for not only its current use as a very desirable RV park and Campground. Additionally, with the accessibility and high profile this property is suited to a variety of alternative uses.

Upon inspection, the discriminating buyer will immediately see the value in this property





The Bulldog Creek Campground is priced to sell with all improvements and fixtures at \$775,000.

The information contained in this brochure has been obtained from sources deemed to be reliable, however neither the Seller nor Hewitt Land Company, Inc. through its brokers make any guarantees, either expressed or implied. Prospective buyers are urged to make their own inspections and determinations.

The owner of this property holds an active real estate license from the state of South Dakota. For information on this property contact JD Hewitt (605.347.1100) or Tyson Hewitt (605.206.0034). We invite you to check out our web site at www.HewittLandCompany.com





Aerial Map



*For more information or to schedule a viewing contact
JD Hewitt 605.347.1100 or Tyson Hewitt 605.206.0034*