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{Hero Section}

Apple Springs at Boulder Canyon
The Black Hills Planned Community

Close to Everything. Away from It All.

{Introduction Section}

**Live where you can access every experience,
all from a private forested retreat.**

Our Black Hills planned community is set among the pristine woodlands of the national forest and the iconic Boulder Canyon Golf Club. It's the closest you can be to Deadwood, Sturgis, and the best of the region while living in nature's awe-inspiring expanses.

{Pages Section}

The Community

Whatever you're seeking, you'll find it here. Trees all around, a fireplace at your back, and a view into the wild solitude. Spontaneous get-togethers that turn into unforgettable nights in town. Golf in the cool dawn or under the mesmerizing Black Hills sunset. Adventure ten steps from your door.

Apple Springs at Boulder Canyon offers a setting of transcendent natural beauty, city-like services, and welcoming, year-round neighbors. Learn more about what's waiting for you.

[<<Explore Your New Community<<About page>>](#)

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An Incomparable Location

Imagine life here as an all-seasons pass. To natural treasures and outdoor recreation. To historic sites and modern luxuries. To big-city entertainment and small-town charm.

Access it all from the area's most convenient location. Our planned community puts you 10 minutes from Deadwood and Sturgis, a short drive to Rapid City and Spearfish, and within easy reach of two airports.

<<Experience the Life<<The Life>>

Boulder Canyon Golf Club

The property intertwines with the 18-hole, par-72 championship golf course. Select lots provide stunning panoramic views of rolling fairways and wild grass meadows.

Living in a golf cart community, you can travel from your door directly to your tee time. Socialize with neighbors, drink and dine together, and take in the sunset on our expansive deck. In the future, we'll also debut a brand-new Golf Shop along with indoor golf simulators for year-round play.

<<Visit Boulder Canyon Golf Club<<BCG site>>

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The Future 605 Grille at Boulder Canyon

With the launch of The 605 Grille, Apple Springs at Boulder Canyon will become the only planned community in the Black Hills with a destination restaurant and bar. As a resident, you'll be a short walk to the area's most sought-after venue for date nights, special occasions, business dinners, and events.

In addition to a private dining room, The 605 Grille's outdoor space will host sit-down dinners of up to 100 guests. This space will be fully enclosed in the off-season to welcome local diners and out-of-town visitors throughout the year.

Homes & Lots

Choose the property you've always wanted. Our Black Hills planned community serves a wide range of preferences, including:

- Private, forest-bordered lots.
- One-acre homesites overlooking meadows, ponds, and water features.
- Elevated panoramic lodgings.
- Houses directly on the golf course.

<<View Homes and Lots<<homes & lots page>>

{Guides Section}

When you're designing your dreams, it helps to have a guide.

"What do you wish you knew back then?"

We would all love to make life's big decisions simpler. So, Apple Springs at Boulder Canyon asked this question of our current owners. We wanted to

In response, we've developed a series of free resources for prospective buyers. These guides cover a range of topics, from retiring in South Dakota to construction contracting.

Use these resources to imagine, buy, and build your future with us.

understand the challenges and choices they faced when they were in the same place you are now.

{Closing CTA}

Be near everything. Get away from it all.

You're ready for what's next. Talk with our team, whether you have questions about our planned community, would like to learn more about the Black Hills, or want to see the property for yourself.

<<Contact Apple Springs at Boulder Canyon>>

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About Our Black Hills Resort Community

{About}

Apple Springs at Boulder Canyon is a secluded 250+ acre property bordered by national forest lands and Boulder Canyon Golf Club. This mountainous resort community offers everything from low-maintenance homesites to private estate lots. With each property, enjoy city-like services, welcoming neighbors, and a location minutes from Deadwood and Sturgis.

The Setting

Look out from your home across the Black Hills National Forest: thousands of acres of pristine woodlands, spruce trees, and towering ponderosa pines stretching to the horizon. Select lots offer views of Boulder Canyon Golf Club, with its immaculate greens, wild grass meadows, and winding fairways.

{image}

<p>{image}</p>	<p>Boulder Canyon Golf Club</p> <p><<This Black Hills golf course<<bouldercanyongolf.com>> offers an 18-hole, par-72 championship layout that tests players of all skill levels. Golf carts allow for convenient travel across our resort community or directly to your tee time.</p> <p>Explore the club’s amenities, which are a highlight for golfers and non-golfers alike. We’re planning to debut a brand-new destination restaurant, Golf Shop, and indoor golf simulators for year-round play.</p>
<p>Destination Dining</p> <p>In the future, Apple Springs will offer what no other Black Hills resort community provides: a premier dining destination.</p> <p>The 605 Grille at Boulder Canyon will be the area’s most sought-after restaurant – and it will be a short walk or golf cart ride from your home. In addition to a private dining room, The 605 Grille’s outdoor space will host sit-down dinners of up to 100 guests. This space will be fully enclosed in the off-season to welcome local diners and out-of-town visitors.</p>	<p>{image / renderings}</p>

<p>{image. Possibly repurpose the travel map from the Boulder Canyon Golf website}</p>	<p>All-Year Accessibility</p> <p>Live at Apple Springs, and you'll only be 10 minutes from Deadwood and Sturgis, a beautiful drive away from Spearfish, and 45 minutes from Rapid City Regional Airport. Black Hills Airport is 20 minutes away and accommodates private jets.</p> <p>Convenience and comfort will make all the difference to your visitors and your travel plans. Our sun-soaked valley, black-top roads, and lower-elevation community make the seasons more pleasant, and U.S. Highway 14A, which connects you directly to I-90, is continuously plowed during snow events.</p>
<p>An Array of Homesites</p> <p>Spread across a 250+ acre tract, Apple Springs at Boulder Canyon presents a wide range of homesites, all within one of the Black Hills' most beautiful settings.</p> <p>Seeking seclusion without isolation? Choose a private wooded estate. Prefer the green expanses of the fairway? Build a home on the golf course. Apple Springs offers everything from traditional mountain properties to low-maintenance, lock-and-leave housing.</p>	<p>{image}</p>

<p>{image}</p>	<p>A Sense of Belonging</p> <p>Feel like you are part of a neighborhood from the day you move in. Our Black Hills mountain community is a combination of year-round residents and vacation / second homes.</p> <p>So, drop by a backyard party. Head into town with neighbors for a summer night concert. Share casual conversation at the club and friendly waves walking the grounds. We designed the property. You make the community.</p>
<p>City-Like Services in a Mountain Setting</p> <p>Mountainside lots can make construction an overwhelming challenge, but everything is easier in Apple Springs at Boulder Canyon.</p> <p>Utilities include an on-site sewer system, so there’s no need for a septic tank. There’s also high-speed fiber internet, natural gas (instead of refillable propane tanks), reliable electricity, and some of the purest drinking water in the entire country.</p>	<p>{image}</p>

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Affordable Luxury

You're seeking the unvarnished beauty of a mountain property with contemporary conveniences and an exceptional location. Still, you don't want unnecessary extravagances – or a big price tag.

Our Black Hills luxury community sits right at this intersection: everything you want, more than you expected, and just what you need. See how South Dakota offers an <<exceptional cost of living<<Retire in South Dakota article>>.

The Character of Our Community

Our Developers

Beyond our professional commitment to Apple Springs at Boulder Canyon, we are also your neighbors. We have homes and history here. We listen to the needs of our residents, and we're constantly looking for ways to improve. To us, the long-term interests of Apple Springs are our priority, and we support its success by remaining hands-on and accessible to our property owners.

The History

As you travel through the Apple Springs community, you will see streets, neighborhoods, and sites that evoke the land's rich history.

In 1874, prospectors discovered gold in the Black Hills. The promise of wealth drew thousands to the area and led to the development of two stagecoach routes through Boulder Canyon.

Look across **The Meadow** neighborhood, and imagine the Bismarck-to-Deadwood Stagecoach (1877-1880) transporting passengers and supplies on a nearly 300-mile journey. The meadow would become the site of the **Miles Cooper** Ranch and, later, the 370-acre Wildberger Homestead. Today, 16 acres of this lush meadow is being designated as a wildlife habitat and conservation easement to preserve its history and to restrict further development.

Now, turn south towards **Highway 14a**. The second stagecoach route, Fort Pierre-to-Deadwood, ran along this path from 1876 to 1906.

To the northwest stands **Crook Mountain**. Rising 4,938 feet, the site was named after General George Crook, who camped at nearby Crook City in 1876 during the Great Sioux War.

Boulder Canyon continues to mark historical moments. Apple Springs was founded in 2006, and in 2023, **The Golf Club at Boulder Canyon** celebrated its 75th anniversary. Each season, the club adds to and upgrades the course to challenge and entertain golfers.

Through it all, Apple Springs honors its heritage with features throughout the property. Take note of our antique wagons filled with flowers as well as our stunning waterwheel

feature at the entrance of the community. It's our way of welcoming you to be part of our history -- and welcoming you home.

The Future

Soon, Apple Springs will see:

- The launch of a new destination restaurant and bar.
- The Golf Shop, completely revamped to support the club's growth.
- Indoor golf simulators to provide for off-season and league play.

Residents and prospective owners can expect other site improvements and additions to our luxury community. Apple Springs continues to develop lots for estate, mountainside, golf course, and zero-lot line homes. We are also developing an increasing number of condominium and townhouse projects.

In the years to come, we plan to expand the walking trail system throughout the community, to build a pickleball course, and to construct a neighborhood playground.

HOA Fees

The homeowner association (HOA) fee is a once-per-year payment of \$575. This fee goes to shared services, maintenance, landscaping, lighting, and beautification of the

property's front entrance area. The HOA is managed and operated by a Board of Directors that property owners elect. Property owners are encouraged to attend HOA board meetings.

While Apple Springs's residents are not required to become season pass holders at Boulder Canyon Golf Club, these passes are a great option for frequent players. Golfers may also pay a daily fee rate for a tee time. Please visit <<Boulder Canyon Golf Club<<bouldercanyongolf.com>> for the latest pricing.

Utilities

H2O Clear Solutions provides water services to the property. The water is drawn from the Maddison Aquifer, a source more than 1,700 feet deep. Residents benefit from some of the freshest and cleanest water in the entire country, as determined by regular state-mandated testing. The monthly fee is currently around \$210.

That same fee also covers sewer. H2O Clear Solutions utilizes a state-of-the-art waste water system – meaning, there is no need for a septic tank. The system disperses fishery-quality water back to the environment. The company recently increased its capacity to serve future growth at Apple Springs at Boulder Canyon.

Lot Availability and Character

The sheer variety of homesites at Apple Springs can suit a wide range of preferences. Start with <<our community map>> to see an up-to-date listing of which properties are available as well as their location, size, pricing, and other features.

Climate and Elevation

Apple Springs is located at 3,800 feet above sea level. It averages 222 sunny days per year. The average high temperature in June, July, and August is 80 degrees, while spring and autumn are typically mild with average highs in the 50s.

Additional Resources

<p>{image or icon?}</p> <p><<Neighborhood Covenants>></p>	<p>{image or icon?}</p> <p><<Advice on Building in Apple Springs>></p>
<p>{image or icon?}</p> <p><<Tips for Buying Mountain Property>></p>	<p>{image or icon?}</p> <p><<Building Guidelines>></p>



{Closing Call to Action}

We'd love to welcome you home. Learn more or plan a visit.

<<Contact Apple Springs at Boulder Canyon<<contact>>

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