



APPLE SPRINGS AT BOULDER CANYON

## The Black Hills Planned Community

Close to Everything. Away from It All.

### 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.

#### 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



#### 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

#### 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



#### The (future) 605 Grill at Boulder Canyon

With the launch of The 605 Grill, 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 Grill'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



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

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.



Buying Mountain Property



Building a Mountain Home in Apple Springs



Golf Course Community



Retire in South Dakota's Black Hills



Affordable Mountain Towns for Second Homes and Retirement



Best Place to Live for Motorcyclists

### 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

