

POWDER HOUSE PASS



- Heart of the Recreational Corridor
- Great Proximity to Deadwood & Lead
- Direct Access to Snowmobile Trail & Mickelson Trail
- Modern Utilities
- Paved Roads, High Speed Internet
- Protective Covenants
- Heated Pools and Splash Pad

- Award Winning Community Building
- Lots/Homes/Land Tracts For Sale –
- Now Available: Auburn Acres and South Ridge Executive Estates



(605) 261-5781 | (605) 215-3105

www.powderhousepass.com

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kristin@powderhousepass.com
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Dancing Sky

**Powder House Pass
Community
Building & Pools**

Andy's
Trail Rides

Powder House Trail

**Trailside
Addn.**

State Snowmobile
Trail

**Rochford Road
Junction**

Birch Dr

Deer
Mountain

**Auburn
Acres
(New Phase)**

**Lots
Available
for Sale**

State Snowmobile
Trail

US Highway 14A

**Southridge
Estates
(New Phase)**

**Lots
Available
for Sale**

Englewood

State Snowmobile
Trail

Ridgwood Trail

Mickelson
Trail

Ru

Black Forest Rd

Snowshoe Rd

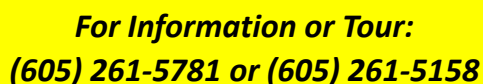
Englewood Rd

Proctor Meadows Rd

NEW...*Trailside Phase III b*

NEW ...Trailside Phase III b

Phase IIIb of Trailside Addition to Powder House Pass
New Lots – Ready to Go...



POWDER HOUSE PASS



Auburn Acres

Block	Lot #	Acreage	Frontage	Depth**	Lot Price
3	7	0.55	161	132	\$199,900
	8	0.67	198	144	\$204,900
	10	0.86	295	165	\$224,900

4	1	0.65	162	174	\$249,900
	2	0.54	146	164	\$249,900
	3	0.81	158	176	\$249,900
	4	0.81	63*	157	\$249,900
	5	0.82	83*	155	\$249,900
	7	0.65	123*	185	\$219,900
Sold	8	0.51	125	190	
Sold	9	0.74	156	206	
	10	0.69	264	189	\$239,900
	11	0.71	192	214	\$229,900
	12	0.76	183	179	\$184,900
	13	0.70	172	148	\$214,900
	14	0.69	168	180	\$214,900
	15	0.70	183	166	\$214,900

Sizes are estimates pending a final survey.

Auburn Acres

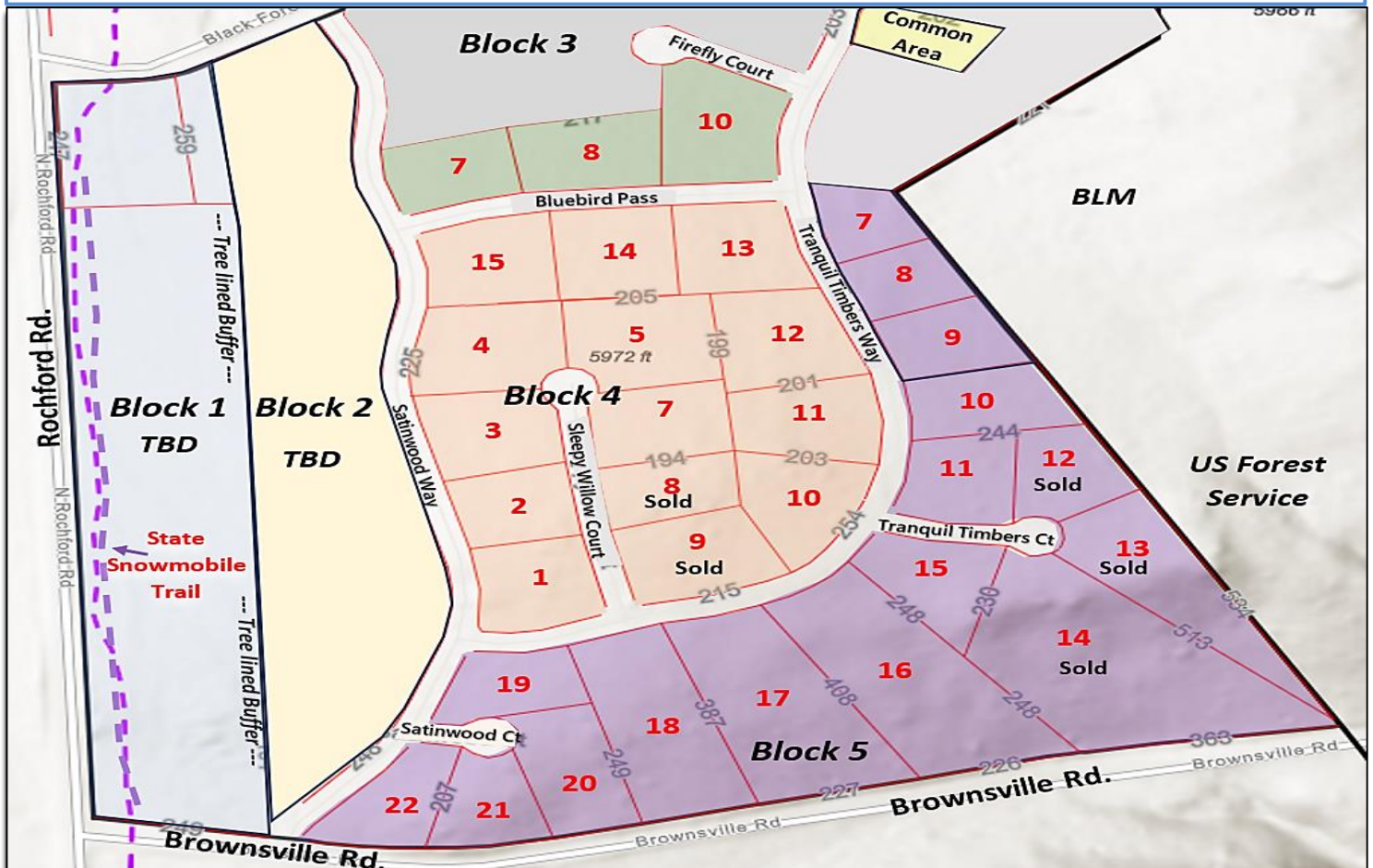
Block	Lot #	Acreage	Frontage	Depth**	Lot Price
5	7	0.39	169	129	\$284,900
	8	0.44	126	150	\$294,900
	9	0.53	124	172	\$294,900
	10	0.63	128	215	\$294,900
	11	0.61	173	161	\$229,900
Sold	12	0.55	67*	160	
Sold	13	1.14	70*	333	
Sold	14	2.46	68*	400	\$424,900
	15	0.66	174*	155	\$289,900
	16	1.83	152	467	\$359,900
	17	1.64	148	415	\$354,900
	18	1.33	138	396	\$329,900
	19	0.53	129	139	\$249,900
	20	0.73	84*	171	\$299,900
	21	0.54	82*	218	\$289,900
	22	0.60	64	218	\$289,900

* Cul-de-sac Lot ** Average Depth

Note: Prices as of 8/16/2023 and are subject to change.

All lot owners will comply with the Auburn Acres Protective Covenants

Please note that this phase of Powder House Pass is currently under construction... please call for a tour or



POWDER HOUSE PASS



South Ridge Executive Estates

Block	Lot #	Acreage	Frontage	Depth**	Lot Price
1	1	2.00	337	250	\$249,900
Sold	2	2.00	70*	350	\$299,900
Pending	3	2.09	47*	408	\$349,900
Sold	4	2.00	325	213	\$299,900
<i>Note: Horses are permitted in Block 1</i>					
2	1	2.00	403	213	\$229,900
	2	2.05	568	237	Green Space
	3	2.23	730	730	Green Space
3	1	2.09	329	299	\$289,900
	2	2.03	263	347	\$339,900
Sold	3	2.01	208	428	\$339,900
Sold	4	2.04	173	492	\$379,900
Sold	5	2.42	177	531	\$379,900
Sold	6	2.20	168	515	\$379,900
Sold	7	2.21	70*	480	\$409,900
Sold	8	2.08	76*	446	\$449,900
Sold	9	3.53	148	518	\$469,900
	10	3.67	160	621	\$399,900
Sold	11	2.17	383	250	\$299,900
Sold	12	2.10	264	283	\$299,900
	13	2.10	445	188	\$399,900
Sold	14	2.07	594	224	\$399,900
	15	2.14	175	243	\$449,900
	16	2.18	84*	324	\$529,900
	17	2.17	249	429	\$179,900

* Cul-de-sac Lot ** Avg. Depth

*Note: Prices as of 8/5/2023 and are subject to change!
 Sizes are estimates pending a final survey...*

**Please Note:
 Currently
 Under
 Construction**

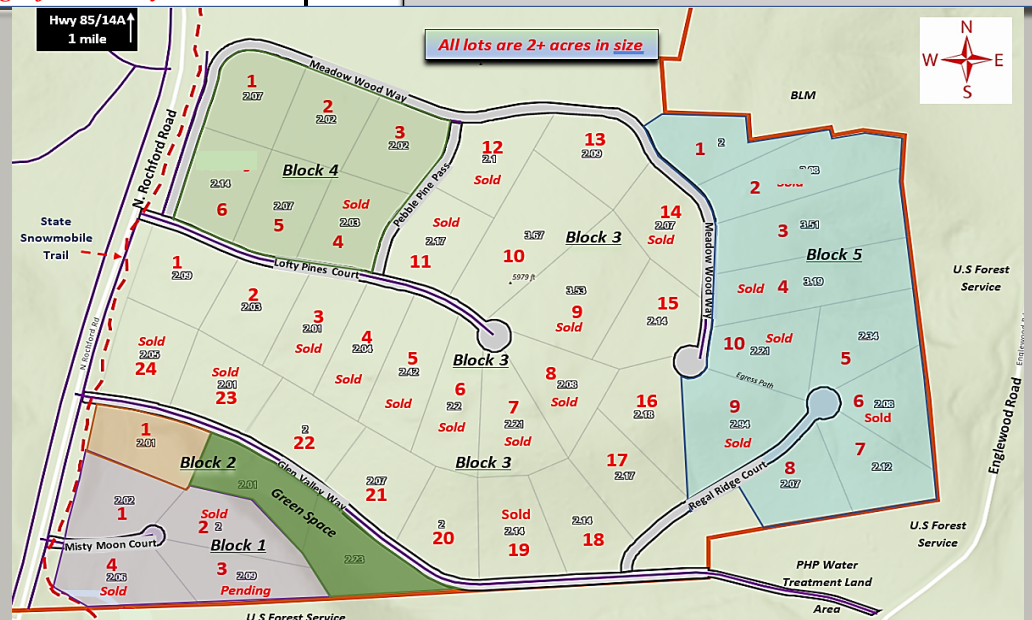
South Ridge Executive Estates

Block	Lot #	Acreage	Frontage	Depth**	Lot Price
3	18	2.11	322	393	\$269,900
Sold	19	2.07	313	389	\$249,900
	20	2.03	338	348	\$279,900
	21	2.13	341	290	\$249,900
	22	2.00	332	259	\$249,900
Sold	23	2.01	291	281	\$209,900
Sold	24	2.05	251	341	\$199,900
4	1	2.07	258	325	\$249,900
	2	2.02	284	327	\$319,900
	3	2.02	315	265	\$319,900
Sold	4	2.03	326	269	\$299,900
	5	2.07	235	377	\$259,900
	6	2.13	234	352	\$229,900
5	1	2.00	296	306	\$459,900
	2	3.08	163	610	\$499,900
	3	3.51	189	701	\$459,900
Sold	4	3.19	199	704	\$439,900
	5	2.34	105*	347	\$469,900
Sold	6	2.08	83*	386	\$499,900
	7	2.12	94*	395	N/A
	8	2.07	365	287	N/A
Sold	9	2.94	94*	422	\$549,900
Sold	10	2.21	155	390	\$519,900

* Cul-de-sac Lot ** Avg. Depth

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AMENITIES MAP

