

THE RANCHES AT CREEK MEADOWS  
A GREEN EQUINE LIFESTYLE COMMUNITY

One of the challenges faced by families who have horses, especially competition or show horses, is the availability of indoor and outdoor arenas and other facilities specifically built for Western Pleasure, English, Dressage, or Hunter/Jumper Eventing.

Even if their home has adequate acreage to accommodate their horses, the cost of construction of proper arenas is often prohibitive thereby forcing families that have horses to board in facilities that are inconvenient and very expensive. This was the challenge faced by Kent and Karin Hagg and their four daughters, three of whom show horses in Open Shows, 4-H Events, Eventing, and other competitions. The Hagg family has been looking for acreage that wasn't too far from Rapid City, but also had the room and facilities necessary for their daughters to pursue their horse ambitions. After looking for such a property for approximately two and a half years, they concluded that land which was already owned by Kent and his brothers Brian and Rex Hagg, would be the perfect environment to make a true equestrian community in which families could build a custom home on sufficient acreage to have their horses, and also have the immediate availability of both indoor and outdoor arenas as well as a competition hunter/jumper course and trail riding. This has led to the creation of The Ranches at Creek Meadows. Since it is in its charter phase people can select the size and location of their ranch; whether it is on top of the hillside looking down over the entire valley with Bear Butte in the distance or along Elk Creek among the large cottonwood trees surrounded by the beauty of the Balck Hills.

Featured in Today's Horse Magazine, Breeder's Edition "2010", page 91, is the article "Buying a Small Horse Property."

The article outlines various features people should consider when buying a horse property. Kent and Karin Hagg, along with Rex and Brian Hagg, are creating such a community specifically tailored to the needs of families, like the Hagg, who have horses or perhaps more accurately, horses who have families. Kent and Karin Hagg have established strong relationships with certified trainers, veterinarians, farriers, and horse massage/chiropractic specialists.

The Ranches at Creek Meadows are located approximately nine miles north of Rapid City and is less than ten minutes from Rushmore Mall and twelve minutes from downtown Rapid City. The scenic drive is via paved highway (Haines Avenue). Upon arriving at the Ranches at Creek Meadows, you will be immediately impressed with the winding Elk Creek, large cottonwood trees and panoramic views of the Black Hills. The Elk Creek Valley is a lush, fertile area perfect for an equestrian themed community.

The size of the ranches, range from four acres to ten, twenty or thirty plus acres. Again, during this charter phase, residents can choose the perfect size and location of their ranch. The Ranches at Creek Meadows offer most of the conveniences of town living, such as a State approved central water system, as well as central natural gas, and underground power and communications. There are strong, but reasonable protective covenants to maintain the quality of the surroundings, including acreage standards for the proper maintenance and care of horses, and standards for home construction which anticipates a cost range of \$200,000 and up without land.

Residents of the Ranches at Creek Meadows will have access to an indoor riding arena and competition size Western, English and Dressage riding arenas. The community also offers access to a scenic horse trail along Elk Creek and a hunter / jumper course, complimented by the beauty and functionality of the creek. The course includes a bridge and approximately sixteen jumps. A modest ranchers monthly Association fee will assist in maintenance of the common

areas, plus a small per use fee will provide access to the horse riding amenities.

Maintaining a lush and productive horse environment starts with proper land management. The Ranches at Creek Meadows, through a cooperative effort with County Extension Agencies, have created a specific land management program upon which to base grazing levels, creek setbacks and other essential aspects of equine environmental management. County Extension Agent and SDSU Associate Professor Roger Gates, has personally visited the Ranches at Creek Meadows and applied data collected through State and local agencies to create such a plan. There will be periodic seminars hosted by the Ranches at Creek Meadows to educate ranch owners and other members of the public regarding land management specifically appropriate to the Creek Meadows community region.

Certain facets of the land management plan will be incorporated into the Covenants, including number of horses allowed per acre based on land grazing productivity and non-grazing feeding. The Covenants will also include standards for proper on site disposal of manure and water protection. This area of the Elk Creek Valley has long been identified as one of the richest environments for hay production in western South Dakota creating an opportunity for a hay cooperative among the residents.

The Hags are excited to have great neighbors and invite you to experience this community uniquely suited for optimum horse and human environment. Prices range from \$18,500 per acre to \$29,500 per acre. For more information or a private tour call Kent Hagg at 605-391-2205, or Horse Property Real Estate Specialist Gale Johnson at 605-391-0391.