

WESTERN TRADER

Published by Southern Hills Publishing, P.O. Box 551, Custer, SD 57730 • Phone 605-673-2217 • Email: custerads@gwte.net
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ISSUE NO. 19

DINING • ARTS • ENTERTAINMENT • EVENTS



HER AIRNESS — Get those air guitars tuned up and those fancy wigs out, as the 2025 Custer Air Guitar championships return to the Custer Beacon this Saturday, May 10. The event is slated for a 5 p.m. start. The winner will secure a coveted spot at the US Air Guitar National Championships in San Francisco on July 26. [File Photo]

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Fine Artists Festival
2025
Featured Artist

Cristen J. Roghair has spent over half her life on South Dakota's open prairie, a landscape which beckoned her to create photographs that nurture the soul. She works alongside her husband Marty, a lifelong cattleman, and her two amazing children, on the ranch near Okaton. She exhibits her photographs at art shows across the state, Prairie Edge in Rapid City and at her annual Open House in a 1911 township schoolhouse on her ranch. Aside from photography, she has biked the whole Mickelson Trail, has almost completed hiking Centennial Trail, is an avid crocheter, amateur rock climber, and a sarcoma survivor. Cristen's photograph, Authentic Cowgirl, is part of the Art for State Buildings Collection, on display in the Treasurer's office in the capital. You can find her photographs on her website: www.cristenjoyphotography.com

Cristen Joy
PHOTOGRAPHY
Cristen J. Roghair
Photographer
p: 605-293-1008
a: 26316 SD Hwy 248, Okaton, SD 57562

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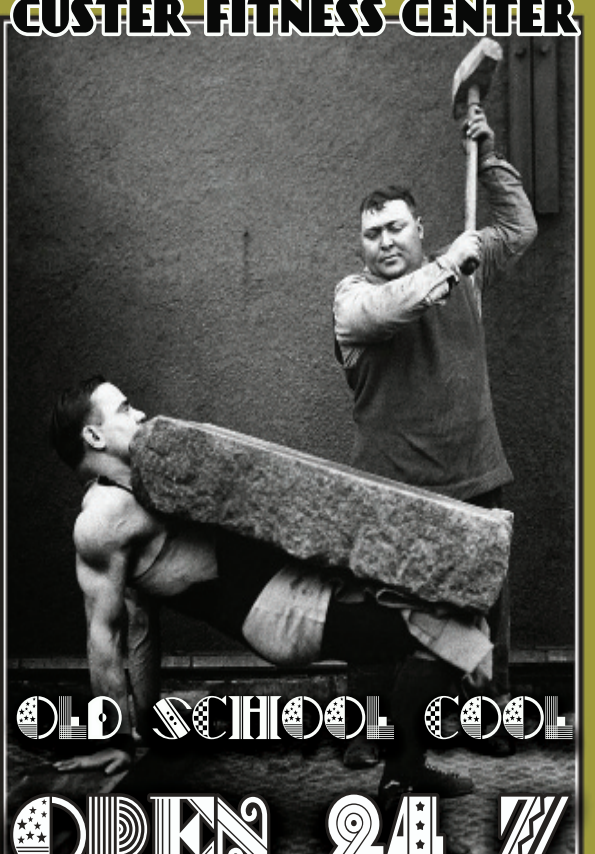
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Circle One

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Appliances	Lost and Found
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Autos for Sale	Mobile Homes
Auto Parts, Repair	Motorcycles
Boats	Personal
Business Opportunity	Pets and Supplies
Child Care	Photography
Computers	Real Estate
Farm and Ranch	Rec. Vehicles
Firewood	Rentals
Flea Markets	Services
Furniture	Sporting Goods
Garage Sales -	Wanted
Help Wanted	Other

Date _____

Name _____

Address _____

Phone _____

Insertion Dates:

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1	2	3	4	5	6	7
8	9	10	11	12	13	14
15 \$8.00	16 \$8.10	17 \$8.20	18 \$8.30	19 \$8.40	20 \$8.50	21 \$8.60
22 \$8.70	23 \$8.80	24 \$8.90	25 \$9.00	26 \$9.10	27 \$9.20	28 \$9.30
29 \$9.40	30 \$9.50	31 \$9.60	32 \$9.70	33 \$9.80	34 \$9.90	35 \$10.00
36 \$10.10	37 \$10.20	38 \$10.30	39 \$10.40	40 \$10.50	41 \$10.60	42 \$10.70
43 \$10.80	44 \$10.90	45 \$11.00	46 \$11.10	47 \$11.20	48 \$11.30	49 \$11.40

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855-267-8128

www.veterancardonations.org/dnt138

While we appreciate every donation, in some cases, we find that we are unable to accept certain vehicles, watercraft, and/or recreational vehicles due to the prohibitive costs of acquisition. If you have any questions, please give us a call at (855) 267-8128.



rev Jan 2017

Business and Professional Directory

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SD leads the way as new apartments hit a 50-year high, but states expect slowdown

By Tim Henderson
Stateline via South Dakota
Searchlight

More new apartments were built in 2024 than in any other year since 1974 — while South Dakota led the way in approval of new housing units — but the Trump administration's tariffs and deportations of potential construction workers, plus higher interest rates, could be a wet blanket on the boom.

A U.S. Census Bureau survey found almost 592,000 new apartments were finished last year, the most since the 1970s, when baby boomers sparked a construction surge as they moved out of their childhood homes. There were 693,000 new apartments built in 1974, when the country had about half as many households.

But there has been a steep slowdown in construction starts, as the newly completed apartments come online. The increased supply has lowered rents and increased vacancy rates, making new development less profitable. Some experts also say tariffs

on construction materials and labor shortages caused by dips in immigration will create headwinds for new construction.

Apartment starts were down 27% in 2024 compared with 2023, and down 37% from a recent peak of 531,000 in 2022, despite the historic rate of completions. Apartment starts were at their lowest ebb since 2013.

Housing experts have long lamented that there aren't enough apartments and single-family houses in the U.S. — at least not in places where people want to live and at prices they can afford. Estimates of the national housing shortage last year varied widely, from 1.5 million houses and apartments to 20.1 million; since then, another 1.6 million houses and apartments have been built. Most experts estimate a shortage of 1.5 million to 5.5 million, according to the Joint Center for Housing Studies of Harvard University.

Some states are building apartments faster than others, according to a Stateline analysis. Though completions aren't tracked by state,

permits that lead to new apartments have been granted at high rates in recent years in South Dakota, Utah, Arizona and Colorado. Rates are lowest in Mississippi, Wyoming, West Virginia, Rhode Island, Oklahoma and Alaska.

The massive jump in apartment construction has its roots in 2021 and 2022, when interest rates were low and rent growth was high, said Rob Warnock, senior research associate for Apartment List, a company that posts rental listings online.

"Those new apartments came online in 2023 and 2024, and while those deliveries are slowing down today, there are still many apartments in the pipeline," said Warnock, who added that "supply and demand are coming back into balance."

In response to greater supply, rents have fallen by about \$50 per month (3.5%) from their 2022 peak, according to a report released this week by Apartment List. Apartment vacancy is at a 15-year high of 6.3%, keeping a lid on rents, but that could turn around as construction slows, according to

an April report by Moody's, a financial services company.

Apartment building has been a bipartisan priority as single-family home prices soar further out of the affordability range for young families. In South Dakota, the Republican-controlled legislature worked to prolong the building boom with grants and loans under the state's Housing Infrastructure Financing Program. The program put \$200 million of state and federal funding toward defraying the costs of development in new neighborhoods, such as roads, sewer lines and streetlights.

Republican state Sen. Casey Crabtree, sponsor of the proposal signed into law in 2023, told Stateline it was needed to address a housing shortage, especially in rural parts of the state.

"We have a drastic shortage of workers," Crabtree said before a vote in 2023. "South Dakota businesses need more workers in our state. To get more workers, we need more housing."

Armand Domalewski, co-founder of YIMBY Democrats for America, said

overregulation is a barrier to housing construction in many areas that his party controls.

"A lot of blue-government areas and cities have extremely restrictive zoning, impact fees and other rules that make it very difficult to build housing," said Domalewski. Another barrier is local opposition, he said.

"If it was just a free market, developers would want to build in the places like California, where prices are the highest and rents are the highest, because they'd make more money," he added.

In California, the 2021 HOME Act was meant to spur more affordable housing and ease labor shortages, but it's faced local opposition in some areas. At the end of last year, Democratic Gov. Gavin Newsom signed several measures that aim to streamline regulations and crack down on local resistance to the 2021 law.

South Dakota approved nearly 6,000 permits for apartment units in 2023 and 2024, which when completed would add about 1.4% to its 2023 total of 417,000 housing units. That's the highest rate in the nation. By contrast, Mississippi during that same period approved about 660 apartment units — a fraction of 1 percentage point to its 2023 base of about 1.4 million housing units.

Chas Olson, executive director of the South Dakota Housing Development Authority, said the full impact of the state infrastructure funding isn't apparent yet, as many developments that received the help are still under construction.

Completions are still strong this year with about 39,000 apartments finished in March, not much different from the 41,500 in March 2024, which was the biggest March number since 1985.

Another impediment to apartment construction has been high interest rates, which make it harder to borrow money to build, said Danushka Nanayakkara-Skillington, an assistant vice president for forecasting and analysis at the National Association of Home Builders.

She expects apartment building starts to slow until later this year.

"We are going to be short of workers for a long time. That's the way it is. And of course tariffs are going to have an impact," Nanayakkara-Skillington said.

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HAMILTON FARM & RANCH EQUIPMENT AUCTION BRUCE HAMILTON - NEWCASTLE, SD LIVE PUBLIC AUCTION

Friday May 16th 9:30am MDT
at 469 Beaver Creek Rd., Newcastle, WY
Property directions: 5-6 miles North
past the LAK on Beaver Creek Rd.

Featuring:

D3 Caterpillar w/6way blade & ripper -JD 4230 w/JD 720 loader, cab, good -2 JD 535 round balers -Case 580 backhoe -20 foot stock, trailer, A1 -2 John Deere model D tractors, one with iron wheels -Several joints of aluminum sprinkler/irrigation pipe, some with wheels, 4" and 6" -Timber King bandsaw Mill -Heston and John Deere swathers -Two 1000 gallon propane tanks -Chevy stock truck -14 Yamaha side by side with cab -2020 CF Moto 500 ATV, low mileage, A1 -Lincoln pipeline welder on rubber -Log splitter -tool chests -Ladders -drill press -Portable generator -self propelled snow blower -roto tiller -2 stationary engines -Three power washers -300 and 500 gallon fuel tanks -Several saddles and bridles, tack, etc. -Used tin roofing -Squeeze chute -Pull type camper -Several rifles and pistols -Silver bars and silver coins -Hoosier type cabinet -Pie safe -Cast iron beds -Old photos & frames -meat grinders -Wyo. brand H over X, RRC, RSH -Large assortment of hardware of all types -Many power and hand tools -Full lineup of household items and MUCH MORE!

Auctioneers Note: This is the "Old West Live Country Auction" you all have been waiting for! Bruce has sold his ranch and is relocating out of State. Bruce has a wide variety of good usable older equipment, a large asst. shop items as well as many interesting & unique Antiques. Plan to attend this Live Public Auction and see what comes out of the buildings!

Everything selling As-is, without warranty - No buyer premium - As the Ranch has sold, EVERYTHING MUST BE REMOVED.

Auction Professionally Managed By:

SEE www.bradeenauction.com
for bidding, terms and conditions!

OWNER:

BRUCE HAMILTON
NEWCASTLE, WY

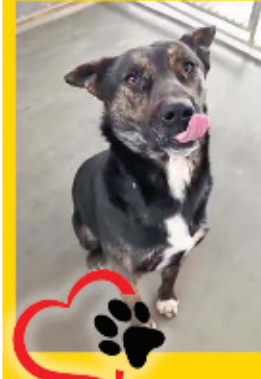


605-673-2629 • Custer, SD
www.bradeenauction.com

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"Specialists in Real Estate Auctions"

Pet of the Week



Thor is around 2 years old, and his gentle eyes will melt your heart. He is a happy boy who loves to play with balls. Thor is very sweet and loving, and while he does get along with other dogs, he would prefer to be an only dog. Thor knows a few basic commands and is a quick learner!

All 'Pet of the Week' listings are available for adoption at the Battle Mountain Humane Society, 27254 Wind Cave Rd., Hot Springs, SD. 605-745-SAVE (7283)

BROUGHT TO YOU BY



**SOUTHERN
HILLS
ANIMAL
CLINIC**

Mon-Sat: 8:30am - 5:00pm
Saturday 8:30 am - Noon - Sun: Closed

12478 US Hwy 16A, Custer, SD 57730 • (605) 673-4996

CUSTER EATS

BUGLIN' BULL

RESTAURANT & SPORTS BAR

Sunday–Thursday
11 a.m.–8 p.m.
Friday–Saturday 11 a.m.–9 p.m.

CALAMITY JANE'S

Tuesday–Sunday
7 a.m.–2 p.m.

CUSTER BEACON

Wednesday–Saturday
4 p.m.–Close

CUSTER COUNTY CANDY CO.

Monday–Saturday
11 a.m.–5 p.m.

CUSTER DELI

Monday–Thursday 8 a.m.–4 pm
Friday 8 a.m.–5 p.m.
Saturday 9 a.m.–3 p.m.
Sunday Closed

CUSTER WOLF

Monday–Saturday
11:30 a.m.–8 p.m.

DAIRY QUEEN

Monday–Saturday
11 a.m.–8 p.m.
Sunday 11 a.m.–7 p.m.

DAKOTA BROASTED

Tuesday–Saturday
11 a.m.–6 p.m.

FRONTIER BAR & GRILL

Daily 11 a.m.–9 p.m.
Closed Tuesday

GOLD PAN SALOON

11-2 a.m.
Food 11-2 a.m.

HJEM AM

Friday 8 a.m.–11 a.m.
Saturday & Sunday
8 a.m.–Noon

HORATIO'S HOMEMADE ICE CREAM

Thursday–Saturday
12:30–7 p.m.
Sunday 1-6 p.m.

LAUGHING WATER RESTAURANT

Monday–Friday 11 a.m.– 4 p.m.
Saturday–Sunday breakfast
9 a.m.-1 p.m. Lunch 11 a.m.-4 p.m.

MARIA'S MEXICAN RESTAURANT

Monday–Saturday
6:30–10 a.m., 11 a.m. –3 p.m.
4:30–8:30 p.m.

MINER'S CUP

Monday–Saturday
6:30 a.m.–1:30 p.m.

PIZZA MILL

Tuesday–Saturday
11 a.m.–7 p.m.
Delivery Fri & Sat 4-6 p.m.

BLACK HILLS BURGER & PIZZA CO.

Tuesday–Saturday
11 a.m.–2:30 p.m.
Wednesday–Friday 5–7:30 p.m.

SKOGEN KITCHEN

Tuesday–Saturday
5–8 p.m.

SUBWAY RESTAURANT

Monday–Saturday
8 a.m.–9 p.m.
Sunday 8 am.–8 p.m.

HILL CITY EATS

ALPINE INN

Lunch 11-2:30 p.m.
Dinner Mon-Thurs 5-9 p.m.
Fri & Sat 5-9:30 p.m.
Sunday Closed

ALL ABOARD

Monday–Saturday
11 a.m.–8 p.m.
Sunday
11 a.m.–7 p.m.

HILL CITY CAFE

Monday–Saturday
6 a.m.–8 p.m.
Sunday
7 a.m.–7 p.m.

CHUTE ROOSTER

Thursday–Monday
11 a.m.– 9 p.m.
Sunday 10 a.m. –6 p.m.

CREAM

Tuesday–Saturday
10 a.m.–3:30 p.m.

DOWNTOWN DELI AND BAKERY

Monday –Saturday
8 a.m. - 3 p.m.
Closed Sundays

GOLD RUN CAFÉ

Sunday–Thursday
8 a.m.–2 p.m.
Friday–Saturday
10 a.m.–3:30 p.m.

HEART OF THE HILLS EXXON

Daily 5 a.m.–Midnight

PRAIRIE DOG TAPROOM

Every Day but Tuesday
11 a.m.– 9 p.m.

SICK-N-TWISTED

Thursday–Monday
11 a.m.–8 p.m.

SILVER DOLLAR SALOON

Monday–Thursday
1–10 p.m.
Friday–Sunday Noon–10 p.m.

TIN CITY SALOON

Sunday–Thursday 11 a.m.–9 p.m.
Friday & Saturday 11 a.m.–11 p.m.

CRAVING SOMETHING NEW?

Dive into the vibrant local food scene with Black Hills Eats! Whether you're hunting for the best burger in town, a cozy café for your morning fix, or a hidden gem for date night, we've got your next meal covered. And for our local eateries – this is your space to shine and bring your flavors to the community!

LET'S EXPLORE!

THREE FORKS BAR, GRILLE & CASINO

Daily 11 a.m.–7 p.m.

TURTLE TOWN

Sunday–Thursday
10 a.m.–4 p.m.
Friday–Saturday
9 a.m.–5 p.m.

HERMOSA EATS

CORNER PANTRY DELI

Daily 6 a.m.–8 p.m.

LINTZ BROS. PIZZA

Thursday–Monday
3–9 p.m.

HERMOSA SENIOR CITIZENS CENTER

Monday–Thursday
Noon–close

79 LOUNGE

Daily 11 a.m.–6 p.m.

LAZY R BAR & GRILL

Tuesday–Saturday
4-9 p.m.

KEYSTONE EATS

BIG THUNDER BAR & GRILL

Thursday–Sunday
11 a.m.–4 p.m.
308 1st Street
605-666-GOLD

ENO'S PIZZA & PUB

Monday–Thursday
11 a.m.–9 p.m.
Friday–Sunday 11 a.m.–10 p.m.

TURTLE TOWN

Monday–Saturday
10 a.m.–6 p.m.
Sunday 10 a.m.– 5 p.m.

XANTERRA@MT. RUSHMORE

Daily 8 a.m.– 9 p.m.

CARVER'S CAFE @ MT. RUSHMORE

8 a.m.–4:30 p.m.

HOT SPRINGS EATS

AMERICAN LEGION

Monday–Saturday
10 a.m.–Close

DAIRY QUEEN

Daily
10:30 a.m.–9 p.m.

MORNIN' SUNSHINE

Monday–Saturday
7 a.m.–2 p.m.
Sunday 7 a.m.–1 p.m.

PIZZA HUT

Monday–Saturday
11 a.m.–9 p.m.

SILK ROAD EXPERIENCE

Thursday–Saturday
3-7 p.m.

SOUTHERN HILLS DINER & BAKERY

Thursday–Monday 8 a.m.–2 p.m.
Tuesday & Wednesday Closed

SOUTHERN HILLS GOLF COURSE

Daily 7 a.m.–8 p.m.

SPRINGS COFFEE KIOSK

Mon–Fri 5:30 a.m.–4:30 p.m.
Saturday 5:30 a.m.–2 p.m.
Sunday 5:30 a.m.–Noon

TACO JOHN'S

Monday–Saturday
7 a.m.–9 pm.
Sunday 8 a.m.–8 p.m.

THE KITCHEN INK

High Season
Monday–Saturday
6:30 a.m.–8 p.m.
Sunday 9 a.m.–3 p.m.

TWO COWS CREAMERY & BISTRO

Monday–Thursday 11 a.m.–8 p.m.
Friday & Saturday 11 a.m.–9 p.m.
Sunday 11 a.m.–7 p.m.

HEAVEN SCENT BAKERY

Wednesday–Monday
10 a.m.–5 p.m.

WANDERING BISON COFFEE

Mon, Tues, Thurs 7 a.m.-3 p.m.
Friday & Saturday 3-6 p.m.
Sunday 8 a.m.-3 p.m.

WINNER'S CIRCLE

Sun–Thurs 10 a.m.–8:45 p.m.
Fri & Sat 10 a.m.-9:45 p.m.

WHISKEY RIVER

Wed-Sat 8 a.m.-8:30 p.m.
Sunday 9 a.m.-3 p.m.
Closed Monday-Tuesday

EDGEMONT EATS

IGLOO BAR

Daily
9 a.m.– 12 a.m.
Friday & Saturday
9 a.m. – 2 a.m.

KHANTONG THAI CUISINE

Monday–Wednesday–Friday
11 a.m.– 4:30 p.m.

THE HAT CREEK GRILL

Friday & Saturday
Noon– 10 p.m.

VICTORY STEAKHOUSE & LOUNGE

Tues–Sat 11 a.m.–9 p.m.

YESWAY

Monday–Saturday
6 a.m.–9 p.m.
Sunday 8 a.m.–9 p.m

YESWAY #1174

Daily
Open 24 hours

NEWCASTLE EATS

BOOPA'S

Tuesday–Friday
7 a.m.–2 pm
Saturday
7 a.m.–10 a.m.

DONNA'S MAIN ST. DINER

Daily
6 a.m.–2 p.m.

KAFFEE KLATSCH

Mon–Wed 5:30 a.m.–12:30 p.m.
Tues, Thurs, Fri.
5:30 a.m. - 1 p.m.
Saturday 6:30 a.m.-10:30 a.m.

CAMBRIA COFFEE & DECKER'S MARKET

Monday–Friday 7 a.m.–5 p.m.
Saturday 7 a.m.–2 p.m.
Sunday 8 a.m.–Noon

HOT STUFF PIZZA

Daily
5 a.m. - 6 p.m.

TACO JOHN'S

Daily
11 a.m.–10 p.m.

HANNAH'S HEAVENLY TREATS

Tues - Fri 7 a.m.– 2 p.m.
Saturday 7 a.m.- 10 a.m.

HOWDY BAKERY

Thursday, Friday, Saturday
8 a.m.-6 p.m.
Saturday 9 a.m.–4 p.m.

HI-16 CAFE

Thursday–Sunday
7 a.m.–9 p.m.

ISABELLA'S

Sunday–Wednesday
11 a.m.–8 p.m.
Thursday - Saturday
11 a.m. - 9 p.m.

PERKINS TAVERN

Monday–Wednesday
11 a.m.–8 p.m.
Thursday - Sunday
7 am - 9 pm

PIZZA BARN

Monday–Thursday
4–9 pm
Friday & Saturday
4–10 pm

UNCLE VITO'S

Tuesday–Friday
7 a.m.–2 p.m.
Saturday
7 a.m.–10 a.m.

PRINGLE EATS

THE HITCHRAIL BAR & RESTAURANT

Tuesday–Sunday
11 a.m.–8 p.m.

RAPID CITY EATS

SHIPWRECK'S BAR & GRILL

Monday–Wednesday
11 a.m.–8 p.m.

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for more information

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