

# Realty Sales – Resort Listing



## Property Details

**Listing Price:** \$729,000

**Address:** 12148 Bay Berry Dr.

**City:** Menahga

**State:** MN

**Zip Code:** 56464

**County:** Hubbard

**Status:** For Sale

**MLS #:** non-MLS listing

**Lot Size / Acres:** 3.8 acres

**Lake Frontage:** 750

**Lodge Sq Ft:** 850 sf.

**Lake Name:** Second Crow Wing

## Financial Details

**GOI:** \$66,000

**NOI:** \$33,000 +/-

**ROI:**

**CAP Rate:** \*4.5%

**Taxes:** \$4,148

**Insurance:** \$2,850

**Terms:** Cash

## Lodge & Home Information

**Owners Home:** Yes, attached to lodge

**Beds:** 2

**Baths:** 1

**Sq Ft:** 1,200

**Food Service:** no

**Liquor:** no

**Beer:** no

**Wine:** no

## Pleasant Ridge Resort

SHOWN BY APPOINTMENT ONLY! Beautiful wooded setting with awesome eastern view over the 2nd Crow Wing Lake. Great sand beach and excellent fishing on this chain.

From Pleasant Ridge your customers can enjoy fishing Crow Wing Lakes 1 – 4 as well as river fishing between them. Only 15 miles to Park Rapids, MN. 8 modern cabins, rustic lodge, adequate equipment list and several updates here over the recent past. Growth potential and just a great location.

## Cabins & Campsites

**Total Cabins:** 8

**Bed 1:** 1

**Bed 2:** 3

**Bed 3:** 3

**Bed 4+:** 1

**Renuion:**

**Total Campsites:** 4

**Seasonals:**

**RV Non Seasonal:**

**Primitive:** 4

## Dock & Water Systems

**Dock System:** Wood, post/plank 150' approx.

**Septic System:** Tank / DF - compliant

**Well System:** Deep drilled water well

## Additional Information

\*The returns data for this property assumes 30% down payment (70% financed) at full sales price under the current conditions. Calculating financial returns will vary based on sales price, amount financed and current lending practices. Buyers will be expected to do their own due diligence regarding their specific situation.

## Listing Agent

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