

Realty Sales – Resort Listing



Back o' the Moon Resort

Picture perfect northern MN resort property. New & newly updated cabins, room to grow and a great swimming beach on Bass Lake. Owners of 6 years ready to retire. Black top drive and access, turn key, new home and all but 1 units are lakefront.

Private, wooded area of Grand Rapids on reknown Bass Lake. This is a must see resort! 2009 business appraisal and bank financing available to qualified buyers. There is a 'right of first refusal' to purchase adjoining real estate here that includes an

additional 5 acres and a cabin with great lake view. Sellers open to offers and willing to assist with financing. 2009 appraisal available to qualified buyers

Property Details

Listing Price: \$764,900

Address: 39202 Back-o-Moon Rd.

City: Grand Rapids

State: MN

Zip Code: 55744

County: Itasca

Status: For Sale

MLS #: non-MLS listing

Lot Size / Acres: 3.12

Lake Frontage: 515

Lodge Sq Ft: 264

Lake Name: Bass

Financial Details

GOI: \$60,000 +/-

NOI: \$35,000 +/-

ROI:

CAP Rate: *4.6%

Taxes: \$2,017

Insurance: \$3,435

Terms: Cash w/ possible seller subordinate financing

Lodge & Home Information

Owners Home: Yes, attached to lodge

Beds: 3

Baths: 2

Sq Ft: 2,112

Food Service: no

Liquor: no

Beer: no

Wine: no

Cabins & Campsites

Total Cabins: 6

Bed 1:

Bed 2: 5

Bed 3:

Bed 4+: 1

Renuion:

Total Campsites: 4

Seasonals:

RV Non Seasonal:

Primitive: 4

Dock & Water Systems

Dock System: 192+ feet of roll in (new)

Septic System: Tank / DF - compliant

Well System: Deep Drilled - Submersible Pump / 4' case

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 dilligence regarding their specific situation.

Listing Agent

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