

# Realty Sales – Campground Listing



## Pelican Hills RV Park

Cash flowing seasonal park in great tourism area. Park runs at very high occupancy and is only 45 minutes from Fargo, ND. Grounds include convenience store w/ gas, groceries and bait, community center, shower house(s) maintenance garage and rental cabin. Business consists of 14 mobile home sites, 3 tent sites, 157 FHU RV sites (30/50 amp service, TV, Phone, DSL (individual buy) and concrete wheel pads available), 14 MH sites, 3 primitive, 120+ boat parking spaces. Total of 175 sites. Abbreviated equipment list includes: 2003 Jinma Diesel 28 HP tractor, 2001 New Holland LS 170 Deisel Skid Steer, 4 riding John Deere mowers of various size, 4x4 ATV, leaf vac., Ford 1/2 ton PU.

Full sales prospectus and 2009 appraisal available upon request. There is a new home directly attached to the campground on an additional 5 acres and can be included in this sale for \$1,750,000. Home was built new in 2005.

### Property Details

**Listing Price:** \$1,550,000  
**Address:** 20098 S. Pelican Dr.  
**City:** Pelican Rapids  
**State:** MN  
**Zip Code:** 56572  
**County:** Otter Tail  
**Status:** Offer Pending  
**MLS #:** non-MLS listing  
**Lot Size / Acres:** 77.44 acres  
**Lake Frontage:** NA - direct access  
**Lodge Sq Ft:** 1,728 sf. club house  
**Lake Name:** Pelican

### Financial Details

**GOI:** \$403,300  
**NOI:** \$171,756  
**ROI:** 15.1%\*  
**CAP Rate:** 11%\*  
**Taxes:** \$7,160  
**Insurance:** \$5,400  
**Terms:** Cash

### Lodge & Home Information

**Owners Home:** Possible  
**Beds:** 3  
**Baths:** 2  
**Sq Ft:** 3000  
**Food Service:** no  
**Liquor:** no  
**Beer:** no  
**Wine:** no

### Cabins & Campsites

**Total Cabins:** 1  
**Bed 1:** 1  
**Bed 2:**  
**Bed 3:**  
**Bed 4+:**  
**Renuion:**  
**Total Campsites:** 175  
**Seasonals:** 157  
**RV Non Seasonal:** 15  
**Primitive:** 3  
**Dock & Water Systems**  
**Dock System:** NA  
**Septic System:** 11 T/DF systems - in compliance  
**Well System:** 3 deep, drilled water wells

### 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

Brian Solum  
218-766-3039 Cell  
218-751-1177 Office  
brian@realtysales.net