

Realty Sales – Resort Listing



appliances in home and out. Call me today for detailed profit / loss info, full inventory and real estate data. Sellers willing to carry a contract and open to offers.

Property Details

Listing Price: \$1,600,000

Address: 2731 Raven Ln.

City: Backus

State: MN

Zip Code: 56435

County: Cass

Status: For Sale

MLS #: non-MLS listing

Lot Size / Acres: 10 acres

Lake Frontage: 500

Lodge Sq Ft: 800

Lake Name: Big Portage

Financial Details

GOI: \$160,660

NOI: \$122,325

ROI: *5.1 %

CAP Rate: *7.6 %

Taxes: \$5,698

Insurance: \$4,423

Terms: *Contract for Deed

Lodge & Home Information

Owners Home: Yes

Beds: 3

Baths: 2.5

Sq Ft: 2,500 +

Food Service: no

Liquor: no

Beer: no

Wine: no

Sandy Pines Resort

Once in a great while I have the pleasure of marketing a real resort gem in Minnesota. If you have 10 items that are important to you as a buyer, this property gets an A+ on all 10. Beautiful beach, NEW HOME, modern cabins, campground, acreage, room to grow and turn key. Current owners have spared no expense in the past 7 years with Sandy Pines. Located in Back, MN on Big Portage Lake it is in the heart of vacation country. If I was in the market for a MN resort Sandy Pines would be on the short list of opportunities. Equipment list includes JD Lawn tractor, Ford F250, paddle boat, canoe, 4 boats, 1 pontoon, 5 OBM's (all 4 stroke), all cabin fixtures and MOST furnishings. (Small amount of interior decor is owners personal prop.) All

Cabins & Campsites

Total Cabins: 11

Bed 1:

Bed 2: 3

Bed 3: 4

Bed 4+: 3

Renuion: 1

Total Campsites: 23

Seasonals: 23

RV Non Seasonal:

Primitive:

Dock & Water Systems

Dock System: Post / Plank roll-in

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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