

Realty Sales – Resort Listing



cabins are fully modern with microwaves, TV, modern kitchens and baths and come with picnic table and charcoal grill. Family activities available include a volleyball court, swimming raft, bon-fire pit and there are miles of hiking & biking trails and nearby golf course.

Property Details

Listing Price: \$1,100,000
Address: 17221 Winnie Dam Rd. NE
City: Deer River
State: MN
Zip Code: 56636
County: Itasca
Status: For Sale
MLS #: non-MLS
Lot Size / Acres: 5.16 acres
Lake Frontage: 610
Lodge Sq Ft: 2518
Lake Name: Winnibigoshish

Financial Details

GOI: \$211,000
NOI: \$107,214
ROI: 7.7%
CAP Rate: 9.75%
Taxes: \$2,030
Insurance: \$3,800 (lease)
Terms: Cash

Lodge & Home Information

Owners Home: Yes, attached to Lodge
Beds: 3
Baths: 2
Sq Ft: 1,200
Food Service: no
Liquor: no
Beer: no
Wine: no

The Pines Resort

Year round fishing resort on world renowned Lake Winnibigoshish. 12 cabins (7 year round) 13 RV sites, lodge, home and storage. Large permanent dock system, western exposure and all cabins with lakefront or lake view. Land is leased from the National Forest with a renewable 20 year lease currently at \$3,800 annually. Lake Winnie is one of Minnesota's top walleye lakes and currently boasts the state record Muskie. The property is nicely wooded and all cabins are situated amongst towering pines, huge oaks and white birch. All cabins have lake views where your guests can watch the sunset each night. The business offers live bait sales, concrete boat launch, guide services, boat and motor rental, gas, oil and private boat slips. All

Cabins & Campsites

Total Cabins: 12
Bed 1: 2
Bed 2: 7
Bed 3: 2
Bed 4+:
Renuion: 1
Total Campsites: 13
Seasonals: 8
RV Non Seasonal: 5
Primitive:

Dock & Water Systems

Dock System: Permanent, 56 slips
Septic System: 7 tanks w/ drainfield(s) - compliant
Well System: 2 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

Al Ruzek
218-556-2305 Cell
218-335-2480 Office
al@realtysales.net