

Realty Sales – Campground / Commercial Listing



Blossom Run

Great RV Park, outdoor retail, motel or lodge opportunity here. Over 120 acres along the Rum River on the North-bound side of Hwy. 169 just 8 miles south of Lake Mille Lacs.

This property was formerly a 599 site FHU RV park but has not been a going concern since 2002. Rescued from tax forfeiture this is a property that must be looked at by any serious developer.

All sites still have functioning 50 amp service but the water and sewer is outdated. Phase 1 Environmental Study has been completed and property has been given a clean bill of health. Sellers would be willing to assist buyer with due diligence and provide their detailed park plans if desired. 126 acres with access from 0.8 miles of Hwy frontage with 2 MN DOT turn lanes and approaches. Seller is open to any and all purchase options or trade.

Property Details

Listing Price: \$550,000
Address: 27512 US Hwy 169
City: Onamia
State: MN
Zip Code: 56359
County: Mille Lacs
Status: For Sale
MLS #: non-MLS listing
Lot Size / Acres: 126 acres
Hwy Frontage: 4,456 (0.8 mi.)
Lodge Sq Ft:
Lake Name: Rum River

Financial Details

GOI:
NOI:
ROI:
CAP Rate:
Taxes: \$4,454
Insurance:
Terms: Cash/contract/exchange

Lodge & Home Information

Owners Home:
Beds:
Baths:
Sq Ft:
Food Service:
Liquor:
Beer:
Wine:

Cabins & Campsites

Total Cabins:
Bed 1:
Bed 2:
Bed 3:
Bed 4+:
Renuion:
Total Campsites: Permitted for 49
Seasonals:
RV Non Seasonal:
Primitive:

Dock & Water Systems

Dock System:
Septic System: non-comply
Well System:

Additional Information

All Federal, State and local environmental issues have been satisfied by Seller and specific use permits are available through Mille Lacs County. Please visit site details at www.blossomrunrvpark.com or contact listing broker below.

Listing Broker

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