

Realty Sales – Resort / Lakefront Listing

Serenity Lodge Resort



Fantastic lakefront property on great lake. This 55 acre resort property has been functioning as a hobby resort for the past 16 years with minimal (but loyal) clientele and is a non-cash flowing property. All cabins have been extensively remodeled in the past 6 years and each one offers a great lake view. The property will be sold with all furniture, fixtures and equipment necessary to operate the property making it a great family retreat opportunity. There is approx. 4 miles of gravel township road to get back

to the resort and there are adjoining property owners to the north and south. Nearest towns are Bemidji, Cass Lake and Blackduck: all approx. 25 miles away. There is a convenience store with gas, food, groceries, bait, beer and liquor only 5 miles away. Moose Lake is 600 acres in size, has excellent water quality and is a fantastic fishery. Sellers need this property sold ASAP and will entertain any and all reasonable sales scenarios.

Property Details

Listing Price: \$399,000
Address: 30353 Squirrel Way NE
City: Pennington
State: MN
Zip Code: 56663
County: Beltrami
Status: For Sale
MLS #: non-MLS listing
Lot Size / Acres: 55 acres
Lake Frontage: 887 +/-
Lodge Sq Ft: 500 +/-
Lake Name: Moose

Financial Details

GOI: non-cash flowing
NOI:
ROI:
CAP Rate:
Taxes: \$4,120
Insurance:
Terms: Cash w/ possible assumable financing

Lodge & Home Information

Owners Home: Yes, attached to lodge
Beds: 2
Baths: 1
Sq Ft: 700
Food Service: no
Liquor: no
Beer: no
Wine: no

Cabins & Campsites

Total Cabins: 4
Bed 1:
Bed 2: 3
Bed 3: 1
Bed 4+:
Renuion:
Total Campsites: 12
Seasonals: 6
RV Non Seasonal: 6
Primitive:

Dock & Water Systems

Dock System: 100' of roll-in
Septic System: Tank / DF - compliant
Well System: Deep drilled water well

Additional Information

*The This is a non-cash flowing resort property that would make an excellent resort project, campground, lake front investment or family vacation retreat. Current EMV is \$350,000.

Listing Agent

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