

Realty Sales – Resort Listing



TePee Tonka Resort

8 cabin family - fishing resort on Blackduck Lake in Blackduck, MN. All cabins have a terrific lake view and sit on clean, well maintained grounds. Other amenities include a 20x40 heated pool, playground, boat rental, sand beach and full service fishing packages including live bait, gas and freezers. The resort is a mere 2 miles from town and is within walking distance to a supper club and golf course. Other area attractions include hiking, casinos, snowmobile trail, hiking trail and of course, Blackduck Lake. The resort will be sold fully equipped with all necessary items to operate the business on a day-to-day basis including 7 boats & 6 motors. Blackduck Lake is 2,600 acre lake and is considered one of Minnesota's top walleye lakes. It offers 8.5 miles of fantastic shoreline with great submerged structure and limits of walleye, northern pike, bass and crappie are common throughout the summer. The lake is also a winter destination for walleye and panfish.

There are 5 other successful resorts on the lake as well. If you're looking for a smaller resort operation with positive cash flow this is a fantastic opportunity. For the price of a lake home you can live the resort lifestyle in a hassle free environment - small town atmosphere and make some money at the same time. Small resorts are great places to raise a family.

Property Details

Listing Price: \$580,000

Address: 20326 Tepee Hill Ln NE

City: Hines

State: MN

Zip Code: 56647

County: Beltrami

Status: For Sale

MLS #: non-MLS listing

Lot Size / Acres: 5 acres +/-

Lake Frontage: 1030

Lodge Sq Ft: 650

Lake Name: Blackduck

Financial Details

GOI: Contact Broker*

NOI:

ROI:

CAP Rate:

Taxes: \$3,072

Insurance: \$3,454

Terms: *Cash or Contract for Deed

Lodge & Home Information

Owners Home: Yes

Beds: 2

Baths: 1.5

Sq Ft: 1,600 +

Food Service: no

Liquor: no

Beer: no

Wine: no

Cabins & Campsites

Total Cabins: 8

Bed 1: 2

Bed 2: 5

Bed 3:

Bed 4+: 1

Reunion:

Total Campsites:

Seasonal:

RV Non Seasonal:

Primitive:

Dock & Water Systems

Dock System: Steel roll-in – 200'

Septic System: Tank / DF

Well System: 2 water wells (1 sandpoint)

Additional Information

*Resort income will support up to 80% debt service (at current rate) after operating expenses. Contract for deed is offered at negotiable interest rate with \$150,000 down with a 3 year balloon. Please contact Broker for a detailed sales packet..

Listing Agent

Brian Solum / Broker

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