

SALE BROCHURE

Thumper Pond Resort

300 THUMPER LODGE ROAD

Ottertail, MN 56571

PRESENTED BY:

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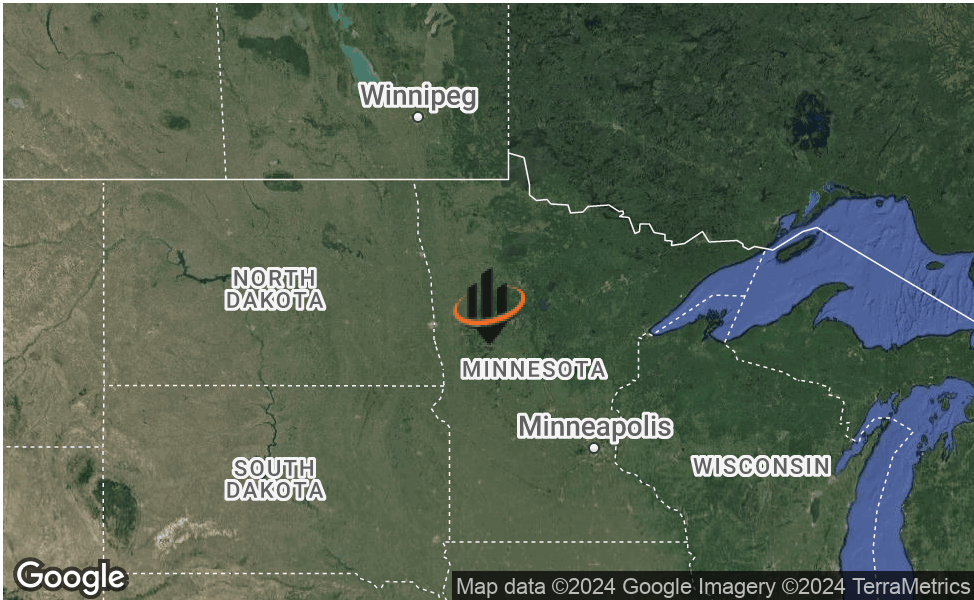
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PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SALE PRICE:	N/A
BUSINESS VALUE - 10.9% CAP RATE	\$4,507,000
DEVELOPMENT LAND VALUE	\$1,393,000
KEYS:	78 - \$57,782 per key
LOT SIZE:	206.49 Acres
RV SITES:	26 plus potential for large expansion
ADDITIONALLY AVAILABLE	17 residential lots throughout the resort

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale the Thumper Pond Resort in Ottertail, MN ("Property"). This one-of-a-kind offering features a 78-room hotel, bar and restaurant (Willy T's Tavern & Grill), 18-hole championship golf course, activity center (waterpark), event venue, 26-unit RV park and additional development land. There is truly something for everyone at this resort. Located about three hours from the Twin Cities Metro, this picturesque property was carved out of 90,000 Red Pine trees in between the popular Otter Tail and Buchanan Lakes. Experience the culture and charm of the Northwoods at Thumper Pond.

PROPERTY HIGHLIGHTS

- Profitable, turn-key resort business offered at a 10.9% cap rate
- Located on 200+ acres between Otter Tail and Buchanan Lakes, about 3 hours from the Twin Cities Metro
- 78 keys in the hotel - listed at \$57,782 per key
- 18-hole championship golf course, practice range, short game area, and putting greens
- Popular bar & restaurant - Willy T's Tavern & Grill (classic American dining); indoor and outdoor event venues

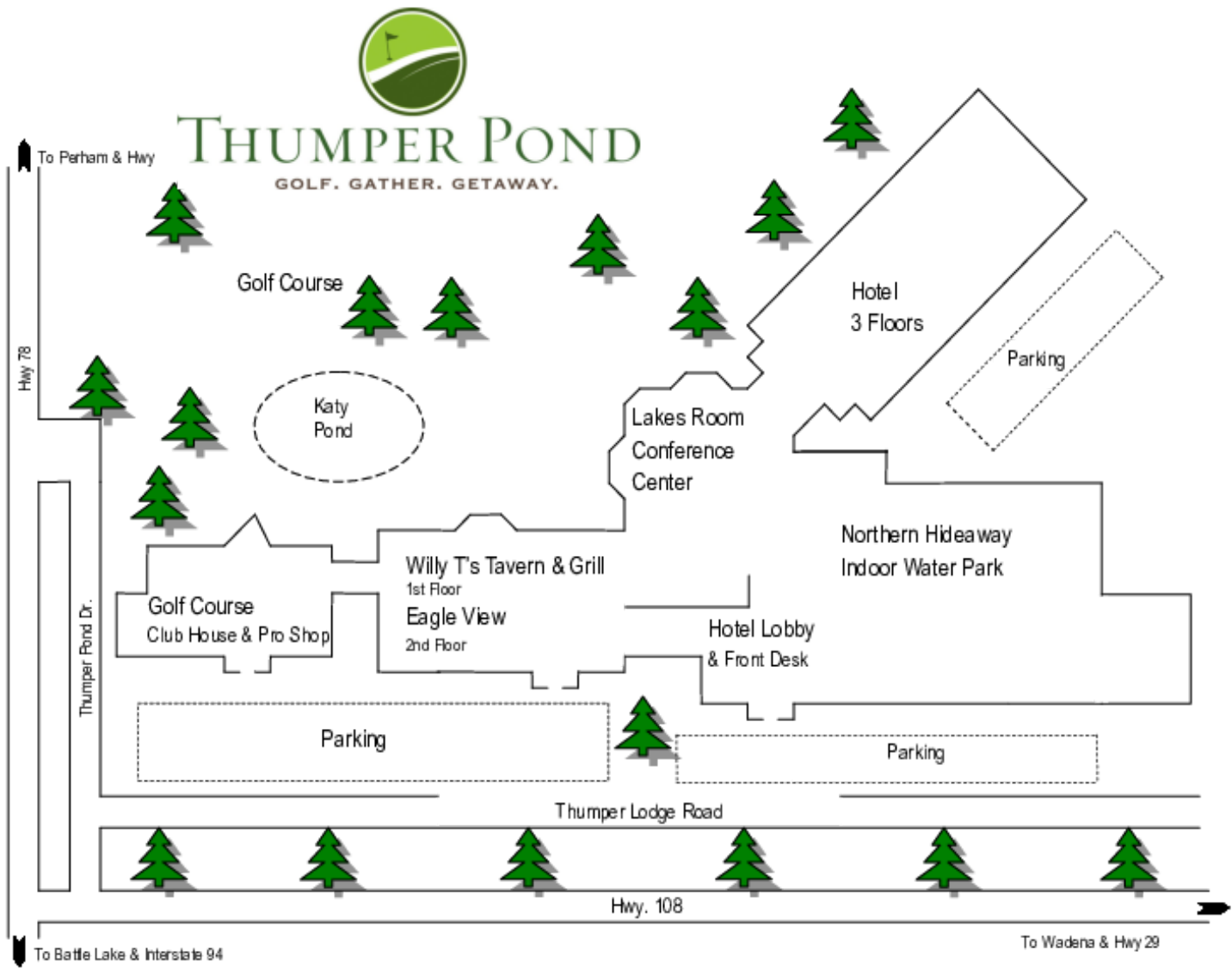
SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Profitable, turn-key resort business offered at a 10.9% cap rate
- Estimated 206.49 acres between Otter Tail and Buchanan Lakes
- Approximately three hours northwest of the Twin Cities Metro
- 78 keys in the hotel - listed at \$57,782 per key
- Room types include King Suites, Double Queen Suites, Kind Whirlpool Suites, King Twin Suites and King Whirlpool Fireplace Suites
- Lodging packages including golf and waterpark are available
- 18-hole championship golf course designed by Eric Niskanen, including practice range, short game area and putting greens
- Two-story clubhouse (7,406 sf) built in 2001; three-story hotel/restaurant portion (85,430 sf) was built in 2005; Activity Center (waterpark - 11,421 sf) was completed in 2016
- Popular bar & restaurant - Willy T's Tavern & Grill (classic American dining)
- Indoor and outdoor event venues with space for up to 500 people, perfect location for weddings, meetings, corporate retreats, etc.
- Activity Center (waterpark) - 12,000 square foot center built in 2016
- Employee housing: mobile home with ten beds
- 26-unit RV park - all sites feature large level pads and full hookups; additional land to support more than 240 sites and additional amenities
- Besides RV park expansion, there are areas of the property that can be developed further into more amenities, lodging, housing, commercial, etc.
- Additional available, but not included in the sale price of the resort and RV park, are 17 residential lots throughout the resort
- Business website: thumperpond.com
- Listing website: northco.com
- Further information including financials, occupancy data, etc. can be found in the document vault on the listing website

SITE PLAN



ADDITIONAL PHOTOS







LOCATION OVERVIEW



LOCATION OVERVIEW

The property is located in the city of Ottertail, MN in between Otter Tail Lake and Buchanan Lake. Situated on over 200 acres, the property is carved out of 90,000 red pines in the heart of Minnesota lakes country. The Property is conveniently located between two major highways intersections, MN Hwy 78 and MN Hwy 108. The area provides access to multiple lakes which include, Otter Tail, Portage, Donald, Long Lake, Buchanan and Pelican Bay for fishing, swimming, boating and other fun water sports.

The town of Ottertail is bordered to the west by Otter Tail Lake, the largest lake in Otter Tail county and the tenth largest lake that is completely within the borders of Minnesota (according to the Minnesota Department of Natural Resources). Otter Tail Lake is approximately 13,726 acres. Ottertail is located in a region with hundreds of lakes that is well known for recreational activities such as hunting, fishing, camping, ATVing, snowmobiling, canoeing, boating, and a variety of other motorsports. The town has something for everyone including arts and culture, history and museums, shopping and dining options.

Distances from larger cities include:

Fargo, ND: 75 miles southeast of Fargo

Minneapolis, MN: 170 miles northwest of Minneapolis

Duluth, MN: 180 miles west of Duluth

Saint Paul, MN: 189 miles northwest of Saint Paul

Local airports include, Detroit Lakes Airport (36 miles), and Brainerd Lakes Regional Airport (73 miles). International airports include Hector International Airport (85 miles), Minneapolis-Saint Paul International Airport (187 miles), Duluth International Airport (195 miles).

LOCATION MAP



REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES120 MILES240 MILES

TOTAL POPULATION	274,760	1,357,242	8,299,569
AVERAGE AGE	42.9	38.3	37.2
AVERAGE AGE (MALE)	41.6	37.1	36.2
AVERAGE AGE (FEMALE)	44.1	39.7	38.1

HOUSEHOLDS & INCOME

60 MILES120 MILES240 MILES

TOTAL HOUSEHOLDS	117,211	563,227	3,246,501
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$54,925	\$59,477	\$74,622
AVERAGE HOUSE VALUE	\$186,655	\$182,485	\$231,927

* Demographic data derived from 2020 ACS - US Census

