



Idlewild Resort – Lake Kabetogama– Voyageur's National Park



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LakeCountryResortSales.com | 218.252.9648 | 408 E Lake Geneva RD NE, Alexandria, MN 56308



OVERVIEW

Have you dreamed of finding a picture perfect Minnesota Resort for Sale in Voyageurs National Park?

Stop dreaming.

Now you can enjoy the northern lights, the crystal clear Kabetogama Lake filled with Canadian shield rock, the call of the loons from your bedroom and guests who come every year to tell you this is their favorite place on earth.

Idlewild Resort on Lake Kabetogama is a vacation paradise located on the edge of Voyageurs National Park, a vast expanse of interconnecting waterways and unspoiled wilderness forests encompassing 219,000 acres on the Minnesota-Canadian border. Voyageurs is the only water-based park in the National Park System. The resort is situated on the south shores of Lake Kabetogama, famous for its scenic beauty and excellent fishing.

Idlewild Resort has 11 fully furnished cabins located within a feet of the shoreline, perched on massive stone boulders. Great amenities like the heated swimming pool, the hot tub, the lodge, kayaks, paddleboards and playgrounds assures fun at the lake!

The boat docking and protected harbor offers unparalleled quality for guests who bring their boats and for the high quality rental boat fleet of deluxe fishing boats and one Premier Pontoon boat. All boats have sonar and GPS. Trolling motors are also available

The current owners have meticulously upgraded the cabins, furnishings, lakefront docking and marine rentals – over \$130K in improvements the past two years!

Their loyal clientele and staff are the keys to their success and ability to create this fantastic destination. This Minnesota resort for sale in Voyageurs National Park is a chance for you to make your dreams a reality!



IDLEWILD RESORT - EXECUTIVE SUMMARY

OFFERING PRICE

\$2,400,000

ONE OF A KIND LOCATION

*Located on Lake Kabetogama in the Voyageur's National Park - the nation's only water based National Park – Idlewild Resort offers unparalleled opportunities for fishing and water exploration.

THE RESORT PROPERTY

- *Eleven fully furnished housekeeping cabins
- *One year round 3 bedroom, one bath owners home which also has a small store and private area to check guests in.
- *Four RV sites are currently not rented so you can instantly add this income.
- *The resort has a heated swimming pool and hot tub, which is one of only two on the lake.
- *The resort is well managed with excellent staff to help keep things running smoothly.

FIRST CLASS WATERFRONT SERVICES

- *The docks and marina are the best in the area!
- *The highly profitable watercraft rental fleet consists of newer boats, pontoons, motors and fishing accessories.

THE FINANCIAL PERFORMANCE

- *Please contact us for an NDA for full details



INCOME AND EXPENSES

	2020	2019	2018
Gross Inc.	available with a signed NDA.		
Operating Exp.	available with a signed NDA.		
Adj. Net Inc.	available with a signed NDA.		

EXPANSION OPPORTUNITIES

- *The current business is summer only – but the ideal location in some of Minnesota's best snowmobiling and fishing gives Idlewild Resort lots of opportunity.
- *The resort is perfectly positioned to increase boat rentals to off site guests to the National Park



PRICE
\$2,400,000



CAP RATE



NOI
\$-----



ONE OF A KIND LOCATION

Bald Eagles Nest
Cutover Island...

Bald Eagle's Nest
Site -Cutover Island...

HB Sugarbush
Island West K33...

Kabetogama lake

Idlewild Resort
Recently viewed

Lake Kabetogama
Visitor Center



LAKE KABETOGRAMA



VOYAGEURS NATIONAL
PARK



INTERNATIONAL FALLS,
MN

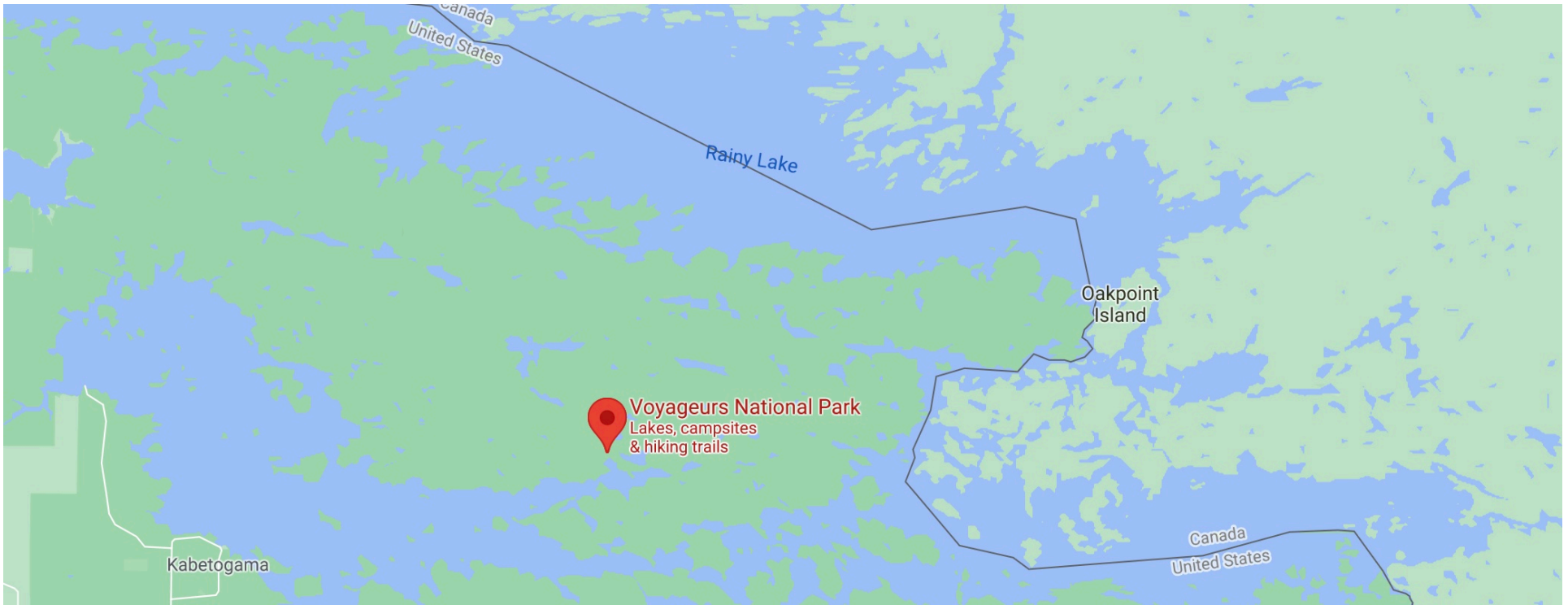


ORR, MN

Blue Heron Point
K2 Houseboat Campsite



ONE OF A KIND LOCATION



VOYAGEURS NATIONAL PARK

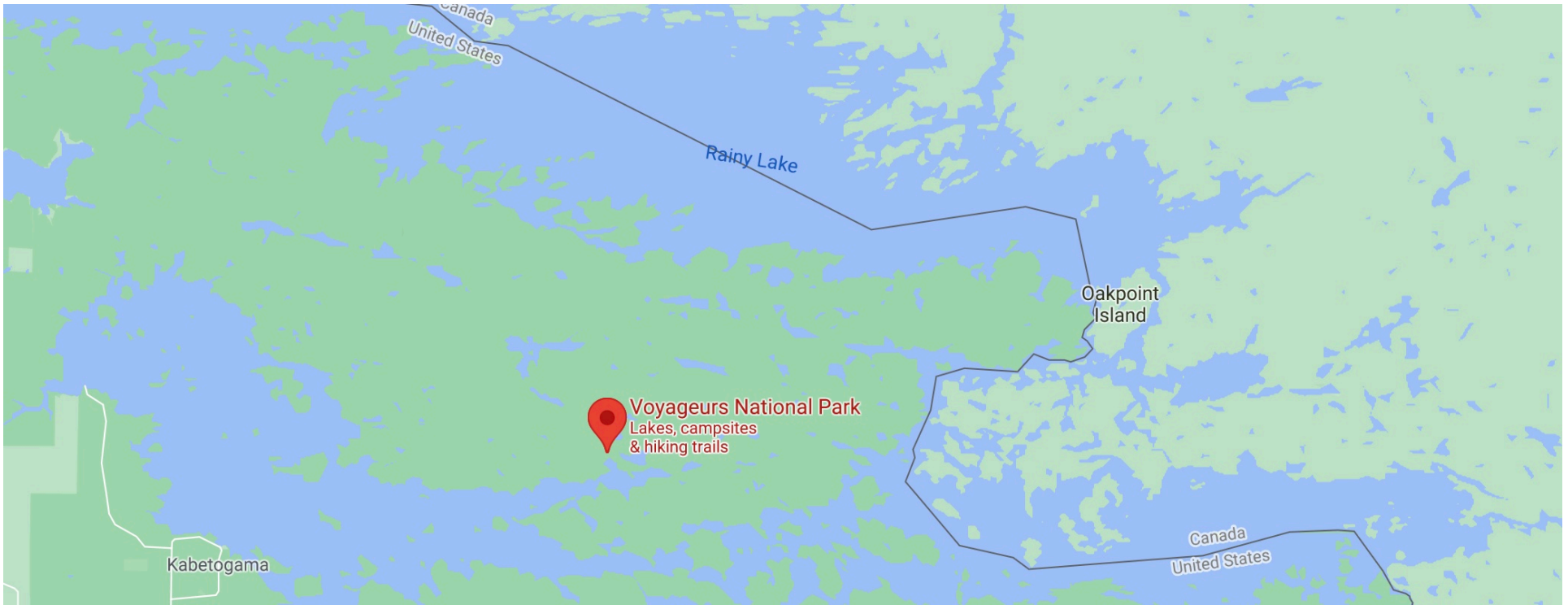
Idlewild Resort is on Lake Kabetogama which is in the Voyageur's National Park. This National Park is the ONLY water based National Park and the park has 84,000 acres of water and more than 500 islands. The Park also has over 655 miles of undeveloped shoreline – we invite you to compare these numbers to any other lake in the state. The other lakes simply can't compare!

LIMITED DEVELOPMENT

Unlike most lakes in the state of Minnesota, because Lake Kabetogama is in a National Park, development is limited to the shoreline that is already developed. Idlewild Resort is part of the developed eight miles in the Park on Lake Kabetogama. In a world of Supply and Demand, it is worth noting that Lake Kabetogama isn't offering any more "Supply" while the "Demand" for an unspoiled wilderness vacation grows.



ONE OF A KIND LOCATION



LAKE KABETOGRAMA

According to the National Park Service, Lake Kabetogama has 78 miles of shoreline, a maximum depth of 80 feet and over 200 islands. Guests can come back each year and never have to explore the same island twice. Anglers who long for wide open spaces and good fishing will enjoy the cool, clean waters and solitude of “Kab”. Walleye, Northern Pike, Bass and Crappie, whatever you’re looking for are waiting for you in the hundreds of bays.

EACH SEASON OFFERS SOMETHING NEW...

Spring – Fishing always creates excitement as fish travel from spawning beds to shallow reeds.

Warming Waters – By mid June, schooling walleyes travel to deeper waters challenging anglers to follow their feeding habits.

Mid-Summer – You’ll find many anglers throwing everything in their tackle box at those lunker northern pike.

Fall – Walleyes are still biting and it can be the best time all year for crappies.

Hunting - The fall offers some of the best bird hunting and scenery in Minnesota.



THE RESORT PROPERTY



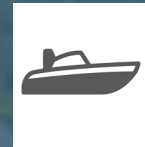
**200 FR FEET ON
LAKE KABETOGRAMA
3+ TOTAL ACRES**



**ELEVEN FULLY
FURNISHED CABINS**



**FOUR RV
SITES**



**WATERCRAFT
RENTALS**



RESORT – AERIAL AND PARCEL INFO





PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 2/25/2025 8:22:30 AM

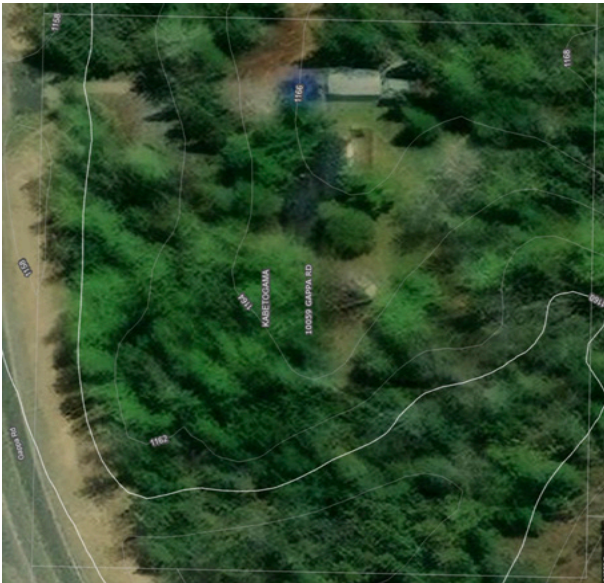
BASIC INFO


- *200 frontage feet on Lake Kabetogama
- *Gentle elevation from all cabins to the lake
- *3+ acres of wooded acreage

General Details				
Parcel ID:	402-0040-00240			
Document:	Abstract - 01454421			
Document Date:	10/07/2022			
Legal Description Details				
Plat Name:	FOR'SS BEACH T OF KABETOGRAMA			
Section	Township	Range	Lot	Block
-	-	-	0024	001
Description:	Lots 23 AND 24, Block 1			
Taxpayer Details				
Taxpayer Name	CORE BOAT LLC			
and Address:	990 68TH AVE NE FRIDLEY MN 55432			
Owner Details				
Owner Name	CORE BOAT LLC			
Parcel is 2025 Tax Summary				



RESORT – AERIAL AND PARCEL INFO



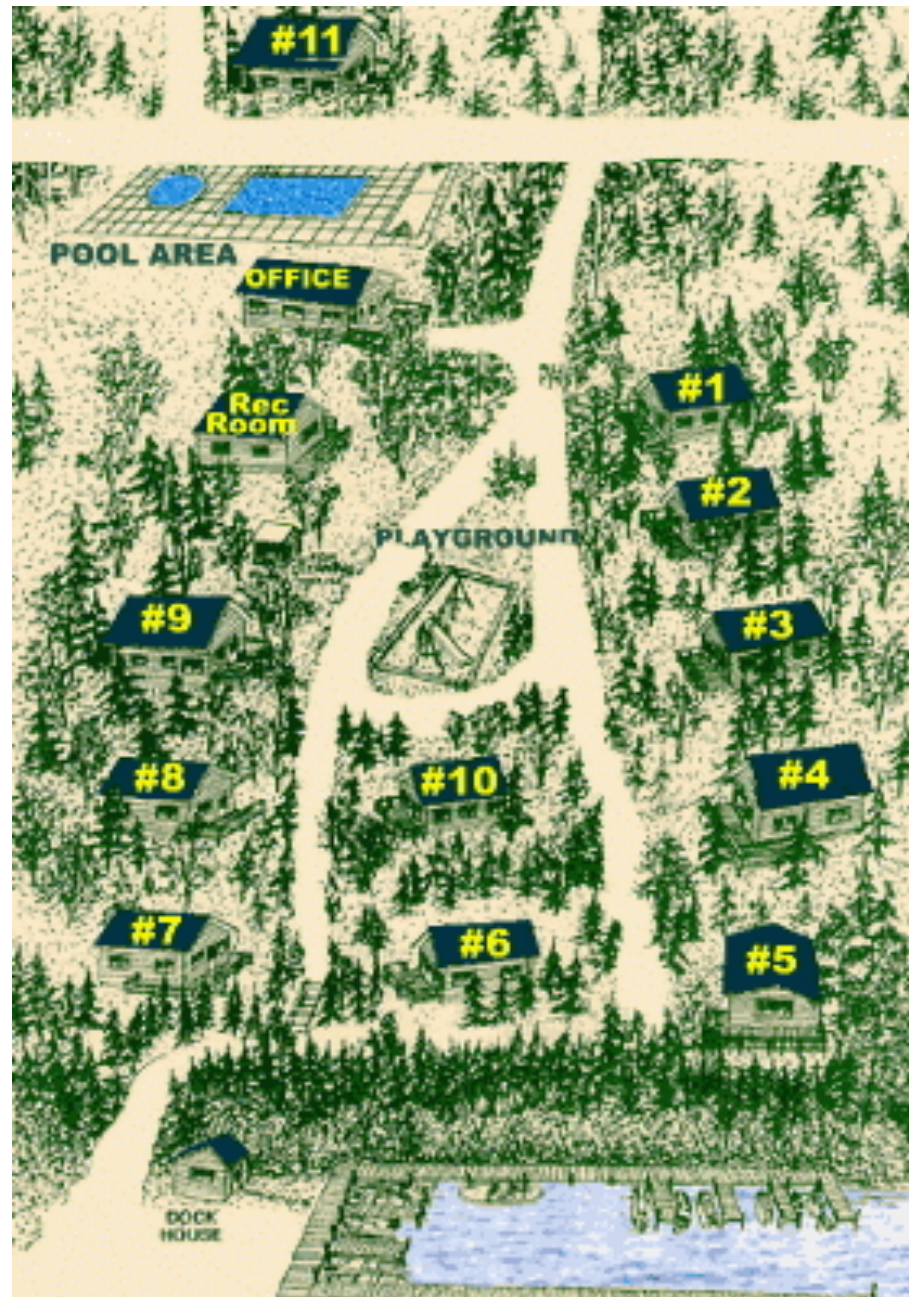
	PROPERTY DETAILS REPORT St. Louis County, Minnesota	
Date of Report: 2/25/2025 8:20:26 AM		
General Details		
Parcel ID:	402-0010-01680	
Document:	Abstract - 01454421	
Document Date:	10/07/2022	
Legal Description Details		
Plat Name:	KABETOOGAMA TOWN OF	
Section	Township	Range
21	69	21
Description:	LOT	
-		
Block		
-		
Description: BEGINNING 295 FT E OF NW CORNER OF THE UNPLATTED PART OF LOT 4 RUNNING THENCE S 295 FT THENCE E 295 FT THENCE N 295 FT THENCE W 295 FT TO POINT OF BEGINNING		
Taxpayer Details		
Taxpayer Name	CORE BOAT LLC	
and Address:	990 68TH AVE NE FRIDLEY MN 55432	
Owner Details		
Owner Name	CORE BOAT LLC	

BASIC INFO

- *Adjoins resort property to the south,
- *Cabin 11 is located on this parcel
- *Gentle elevation
- *2 acres of wooded acreage



RESORT - MAP



RESORT - CABINS – CABIN 1



BRIEF DESCRIPTION

Cabin 1 is a beautifully redecorated one bedroom cabin. It's located just a short walk from the swimming pool and hot tub and has a sun deck, grill and full kitchen



RESORT - CABINS – CABIN 2



BRIEF DESCRIPTION

Located directly across from the playground, Cabin two features two twin over queen bunk beds, a full kitchen, and a sun deck, complete with a gas grill.



RESORT - CABINS – CABIN 3



BRIEF DESCRIPTION

Beautiful lake view Cabin three features two bedrooms, each with twin over queen bunk beds, a full kitchen, and sun deck, complete with a gas grill



RESORT - CABINS – CABIN 4



BRIEF DESCRIPTION

Charming, lake view Cabin four features two bedrooms with twin-over-double bunk beds, a full kitchen, and a sun deck, complete with a gas grill.



RESORT - CABINS – CABIN 5



BRIEF DESCRIPTION

Lakefront Cabin five features panoramic lake views, two bedrooms, and a full kitchen. Sit on the large sun deck, equipped with gas grill, and gaze out at the lake and take in the beauty of Voyageurs National Park.



RESORT - CABINS – CABIN 6



BRIEF DESCRIPTION

Gorgeous, lakefront Cabin six features two bedrooms with queen beds, a full kitchen, and a huge deck with a gas grill and stunning lake views.



RESORT - CABINS – CABIN 7



BRIEF DESCRIPTION

Lakefront Cabin seven features two bedrooms, each with queen beds, a full kitchen and a large sun deck, complete with gas grill and sweeping views of Lake Kabetogama. Sit back and relax in the cozy living room, while taking in the gorgeous views of Voyageurs National Park.



RESORT - CABINS – CABIN 8



BRIEF DESCRIPTION

Cabin eight features a large sun deck, with a gas grill and beautiful view of Lake Kabetogama, two bedrooms, each with queen beds, and a full kitchen.



RESORT - CABINS – CABIN 9



BRIEF DESCRIPTION

Lakeview cabin nine features four bedrooms, and two bathrooms. The cabin includes two queen beds, one double bed and two twin over twin bunk beds, a full kitchen, and a sun deck equipped with gas grill and nice lake views.



RESORT - CABINS – CABIN 10



BRIEF DESCRIPTION

Cabin ten is a beautiful three bedroom accommodation, featuring one queen bed, one double bed, and one twin over queen bunk bed. The cabin also includes a full kitchen and large sun deck, gas grill and with views of Lake Kabetogama.



RESORT - CABINS – CABIN 11



BRIEF DESCRIPTION

Secluded, three-bedroom cabin eleven features a large family room, log furnishings, and a full kitchen. Relax on the large sun deck, while you watch the kids play in the private yard, featuring its own fire pit. Cabin eleven is furnished with four twin beds and one queen, and includes two bathrooms.



OWNER'S HOME



BRIEF DESCRIPTION

The year round three-bedroom, one bath owner's home is ideally located close to the swimming pool and hot tub, but spaciouly located from the resort of the resort. The entry has a small store and check-in to great the guests when they arrive. A heated workspace in the basement is easily accessible from outside or inside to allow for many different functions.



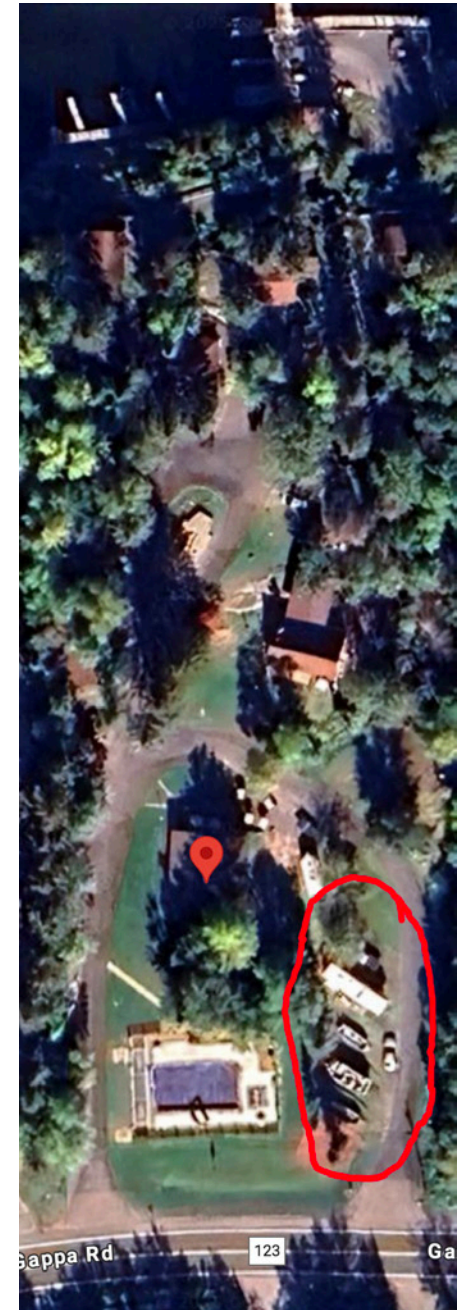
RESORT – RV SITES



OPPORTUNITY!

There are four RV sites at the resort which are currently not rented but are used for friends, family and employees. See the area circled in red on the side to get an idea of the space occupied by these RV sites.

This is one area you could apply your imagination! Replace the RV spaces and build more cabins for additional revenue! Another option would be to rent the spaces on a short term basis which typically results in more revenue than seasonal rentals. !



RESORT – AMENITIES



HEATED SWIMMING POOL, HOT TUB, LODGE AND PLAYGROUNDS

Guests who vacation at Idlewild enjoy amenities that let the whole family enjoy their vacation at the lake! The heated swimming pool and hot tub are one of only two offered in the area and its location in the sun near Gappa Road make it the perfect advertisement for guests looking for Idlewild's high quality lodging.

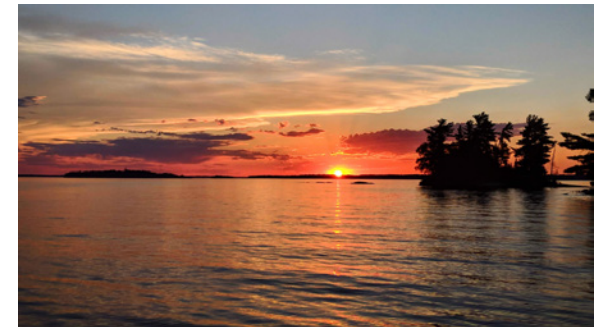
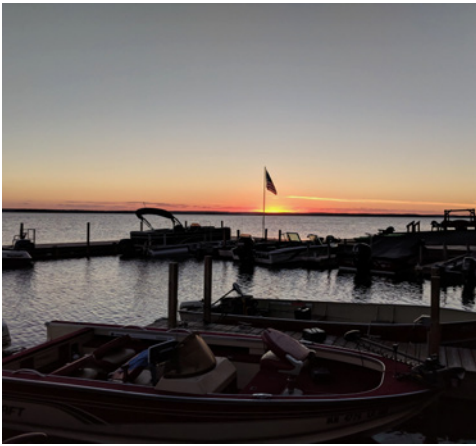
The resort lodge features a massive stone fireplace, vaulted ceiling, Up North decor and plenty of games for the kids. It's the perfect place for sharing fishing stories and when you have a rainy day at the lake, everyone will enjoy the fun the lodge brings.

In addition to the pool and the lodge, the playgrounds offer the perfect distraction for kids looking to climb, slide and pretend.

Having all these amenities on the resort property helps assure that ALL the guests have fun!



RESORT – AMENITIES



FIRST CLASS WATERFRONT, MARINA AND WATERCRAFT RENTALS

The current owners have invested in the marina and protected harbor to make sure it is first class. Once you step foot on this dock you will appreciate the value and quality of this investment. Each dock space has an electric outlet. Remember, Voyageur's National Park is the only water based park in the National Park system – having a quality harbor and services makes perfect sense.

The dock staff sells premium gas, live bait, and ice. This staff also manages the watercraft rentals for the resort guests and visitors to the area. On the next page you will see the fleet that is offered for rent. These high quality rentals are an excellent revenue source for the resort and are INCLUDED WITH THE RESORT SALE. Do you love boating or fishing? Indulge your hobby!

The first class waterfront also has a swimming area with kayaks and paddle boats for guests to use.



RESORT – WATERCRAFT RENTALS AND INCLUDED EQUIPMENT



24' PREMIER PONTOON

Includes a Bimini top with a 175 Yamaha outboard motor, GPS and depth finder



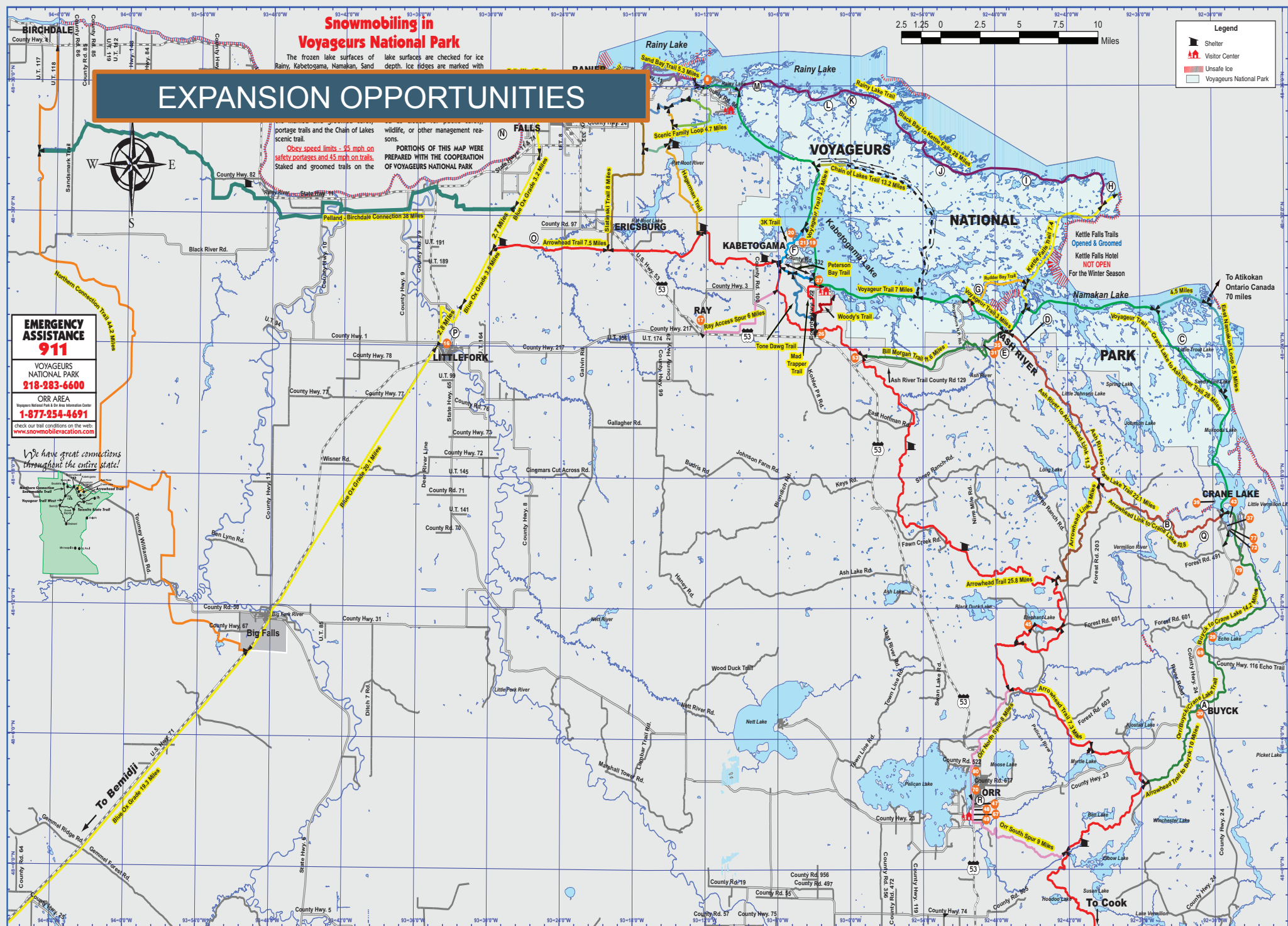
LUND IMPACT AND ALASKAN FISHING BOATS

Includes outboard motors, trolling motors, GPS equipment

FOUR ELECTRIC GOLF CARTS PLUS EVERYTHING NEEDED TO OPERATE A RESORT

- *Yard Equipment (lawnmowers, blowers, weed Whips, chain saws)
- *Power Tools (drills, saws, etc)
- *Pool Maintenance Equipment
- *Hand Tools (screwdrivers, hammers, etc)





This map was composed in ArcMap 8.3 By Boise Cascade Midwest Woodlands International Falls, MN

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EXPANSION OPPORTUNITIES

WINTER BUSINESS

The Owner's Home is fully winterized and ready for short or long term rental in the winter months.

Winter visitors can enjoy the beauty of Voyageurs National Park by snowmobile, on cross country skis, in an auto on the ice road, on snowshoes, or in ice-fishing houses. Voyageurs invites visitors who want to get out of the cold to come to the Rainy Lake Visitor Center.

Snowmobiling is allowed on frozen lake surfaces and designated safety portages in Voyageurs National Park. The park provides 110 miles of staked and groomed trails for snowmobiling. Ghostly winter quiet, rugged piney shorelines, and outstanding angling make Voyageurs National Park an ice angler's dream.

EXTRA!

Replace the RV spaces and build more cabins for additional revenue! Another option would be to rent the spaces on a short term basis which typically results in more revenue than seasonal rentals.

The large lodge could be used for events and getaways. You could also remodel the lodge into more rentable lodging space.

One of the best things about resort ownership is applying your creativity and imagination.



YOUR EXPERIENCED RESORT PROFESSIONALS

The resort business is tremendously satisfying. It also involves many moving parts. You want to work with a professional Realtor with real world experience who understands what it takes to succeed. We love helping buyers and sellers continue the Minnesota resort tradition



Jennifer Bateman

Agent/Owner
218.252.9648

Jennifer@LakeCountryResortSales.com

Jennifer's resort experience comes from growing up on her family's resort, and purchasing and operating two resorts over a 22 year span. She has specific experience with contracts for deed, management couples, customer service, social media and budgeting. Jennifer also brings the female perspective to family life while living at a resort/campground.

She has a true love of the Minnesota resort industry and she's committed to helping resort sellers get their property ready for a smooth transition, and to help position buyers for success as new owners.



David Moe

Broker/Owner
218.316.0576

David@LakeCountryResortSales.com

David grew up on a small family resort and remembers telling his dad "I would never want to run a resort". After working as an engineer, he decided he wanted to be his own boss and buy a resort. Maybe his dad wasn't so dumb after all!

He and his wife bought Clamshell Beach in the Brainerd area and completely redeveloped the resort to have all new cabins with rentals, fractional ownership, property management and association management. They sold after 23 years and he is anxious to help resort owners and buyers!



Tim Aarsvold

Broker/Owner
320.760.5427

Tim@LakeCountryResortSales.com

Tim has been in the real estate and property management business since 1979. During that time, he owned and operated various motels, a resort, apartments, and other rental properties.

He has also been a licensed real estate agent and broker, selling residential and new home construction, and brokering the acquisition and sales of several commercial and rental properties. His vision when purchasing each property was to successfully redevelop, repurpose, and upgrade the property to maximize the return on investment.

