

SALE BROCHURE

Cuyuna Rolling Hills Golf Course

24410 STATE HIGHWAY 210

Deerwood, MN 56444

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,460,000
CAP RATE:	11.74%
CLUBHOUSE SIZE:	3,500 SF
GOLF COURSE SIZE:	Approx. 150 Acres
DEVELOPMENT LAND SIZE:	Approx. 22 Acres
PAR / YARDS:	72 / 6,388
SLOPE / RATING:	139 / 71.2
BUSINESS WEBSITE:	cuyunarollinghillsgolf.com
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present Cuyuna Rolling Hills Golf Course (“Property”), a premier 18-hole public golf course located on approximately 150 acres in the one of the top Minnesota vacation destinations, the Brainerd Lakes Area. Cuyuna Rolling Hills delivers a unique blend of challenge, history, and natural beauty that has made it a favorite among both locals and visitors for generations. Stretching across rolling terrain with uphill, downhill, and side-hill lies, the course provides a rewarding test for seasoned golfers while remaining accessible for players of all skill levels. The property features a clubhouse overlooking the scenic ninth hole, offering a full range of services for golfers and guests. Amenities include a practice range, putting green, club storage, a fully stocked golf shop and the 19th Hole. The Pro Shop carries top brands such as Titleist, Callaway, and Taylor Made, along with Cuyuna Rolling Hills apparel, hats, and accessories. Additionally available, not included in the golf course sale price, is approximately 22 acres of development land for future expansion and revenue gains.

PROPERTY HIGHLIGHTS

- Profitable, 18-hole public golf course on approximately 150 acres located in one of the top vacations destinations in Minnesota, the Brainerd Lakes Area
- Course carved from Northern Minnesota woods, featuring rolling terrain, uphill, downhill, and side-hill lies, and challenging greens that test players of all skill levels

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS CONTINUED

- The clubhouse overlooks the scenic ninth hole and offers a full range of services for golfers and guests. The pro shop carries Titleist, Callaway, and Taylor Made, along with Cuyuna Rolling Hills apparel, hats, and gloves
- The 19th Hole, with plenty of indoor and outdoor seating, offers ice cold beverages, along with a delicious variety of snacks and pizza
- On-site amenities include a practice range, putting green, club storage, and a fully stocked golf shop
- Affordable greens and cart fees provide resort-quality golf at accessible prices
- Long-standing reputation in the community, with nearly a century of history as a destination for golf in Central Minnesota
- Strong annual membership base
- Additional buildings besides the clubhouse include a repair shop of 1600 SF, three storage buildings, driving range building, member cart storage building, chemical storage building and irrigation building
- Significant capital improvements have been completed in recent years, enhancing both the clubhouse and the course
- Additionally available, at a separate negotiable sale price, is approximately 22 acres of development land for future expansion and revenue gains
- Zoning: Parks & Residential
- **Seller will require a 5-year deed restriction be placed on the golf course property to ensure it remains a golf course. This does not apply to the development land**
- Additional information including financials, etc. can be found in the document vault on the listing website at northco.com

ADDITIONAL PHOTOS





COURSE MAP



Yardage disks:
Red 100 yards
White 150 yards
Blue 200 yards

- NO private beverages
- No more than foursomes
- Keep carts 30 feet from greens
- Pace of Play 2:10
- Please fix your divots
- Leave key in cart

LOCATION OVERVIEW



DEERWOOD, MN

The property is located in Deerwood, a charming lakeside community in Central Minnesota, nestled in the heart of Crow Wing County. Known for its welcoming atmosphere and stunning natural surroundings, Deerwood offers a perfect blend of small-town comfort and outdoor adventure. The city is surrounded by pristine lakes, including Serpent Lake, and is part of the scenic Cuyuna Range, making it a sought-after destination for recreation and relaxation.

Deerwood is at the gateway to the Cuyuna Country State Recreation Area, a premier destination for mountain biking, hiking, kayaking, fishing, and scuba diving in the crystal-clear mine lakes. Year-round activities draw outdoor enthusiasts, from boating and snowmobiling to bird watching and cross-country skiing.

The community features local shops, family-owned restaurants, and seasonal events that highlight its strong sense of tradition and neighborly spirit. Nearby Crosby and Ironton offer additional amenities, including breweries, boutiques, and access to world-class mountain biking trails. The combination of small-town hospitality and abundant recreation makes Deerwood an ideal location for residents and visitors alike.

Proximity to larger cities:

15 miles northeast of Brainerd, MN
100 miles west of Duluth, MN
125 miles northwest of Minneapolis, MN
156 miles southeast of Fargo, ND

Airports in close proximity include Brainerd Lakes Regional Airport (15 miles), Duluth International Airport (100 miles), and Minneapolis–Saint Paul International Airport (125 miles).

BRAINERD LAKES AREA

The Brainerd Lakes Area is a popular tourist destination located in central Minnesota, United States. It is known for its picturesque landscapes, numerous lakes, and outdoor recreational opportunities. The area is named after the city of Brainerd and is characterized by its beautiful natural surroundings, making it a popular spot for fishing, boating, golfing, camping, hiking, and other outdoor activities.

The Brainerd Lakes Area features a variety of lakes, including Gull Lake, Whitefish Lake, Pelican Lake, and many more, offering opportunities for water sports, fishing, golfing, and relaxation. During the warmer months, visitors can enjoy swimming, kayaking, jet skiing, and other water-based activities.

In addition to its outdoor offerings, the Brainerd Lakes Area also has a range of resorts, lodges, and vacation rentals that cater to tourists seeking a peaceful getaway. The area has become especially popular for families, couples, and outdoor enthusiasts looking to escape the city and enjoy the natural beauty of Minnesota.

During the winter, the Brainerd Lakes Area transforms into a hub for winter sports such as snowmobiling, ice fishing, cross-country skiing, and snowshoeing. The region's snowy landscapes and frozen lakes create a scenic backdrop for these activities.

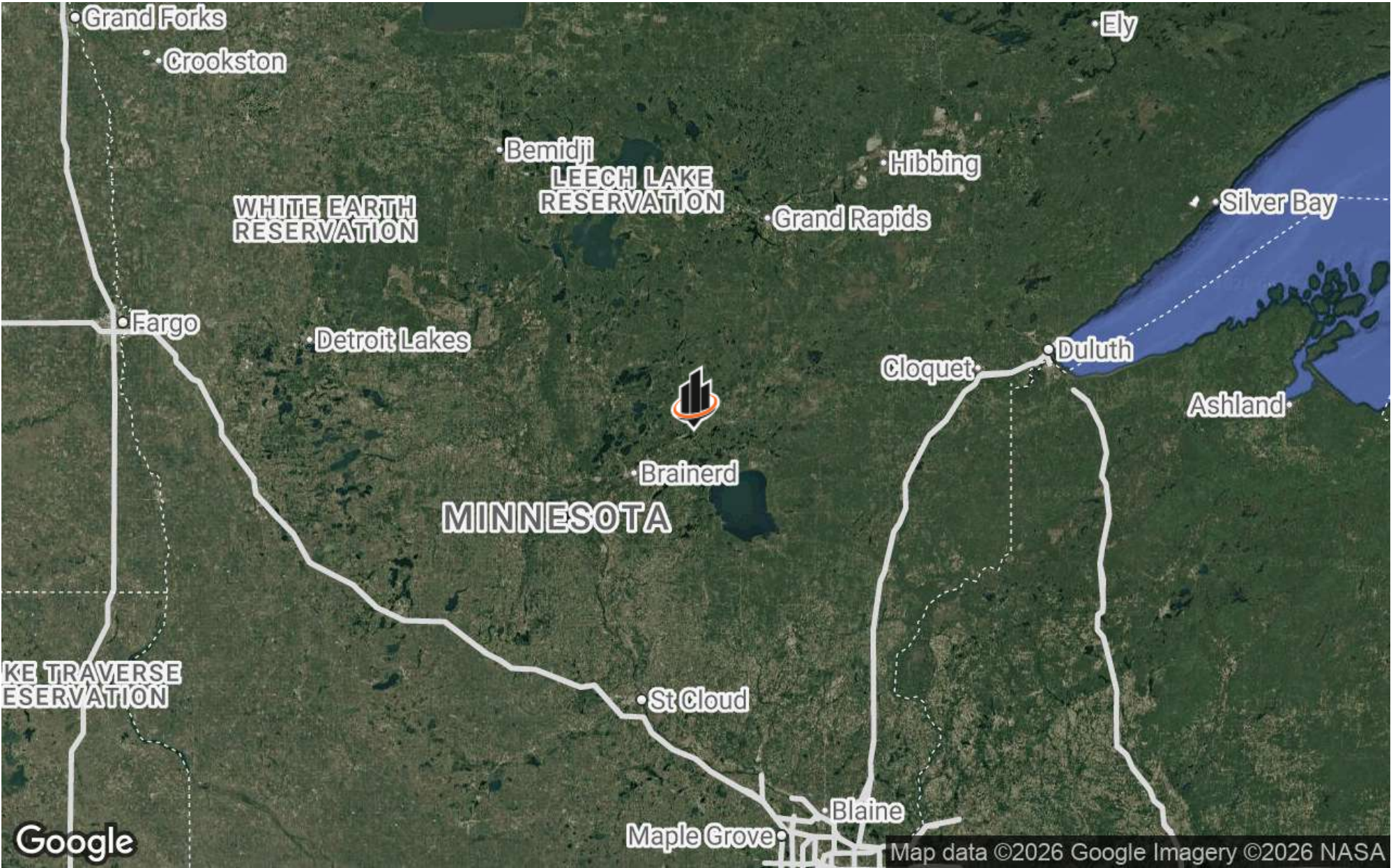
Overall, the Brainerd Lakes Area is a sought-after destination for its serene lakeside setting, outdoor adventures, and opportunities for relaxation and recreation. It has become a well-known spot for both locals and tourists looking to enjoy the beauty and tranquility of Minnesota's lakes and forests.



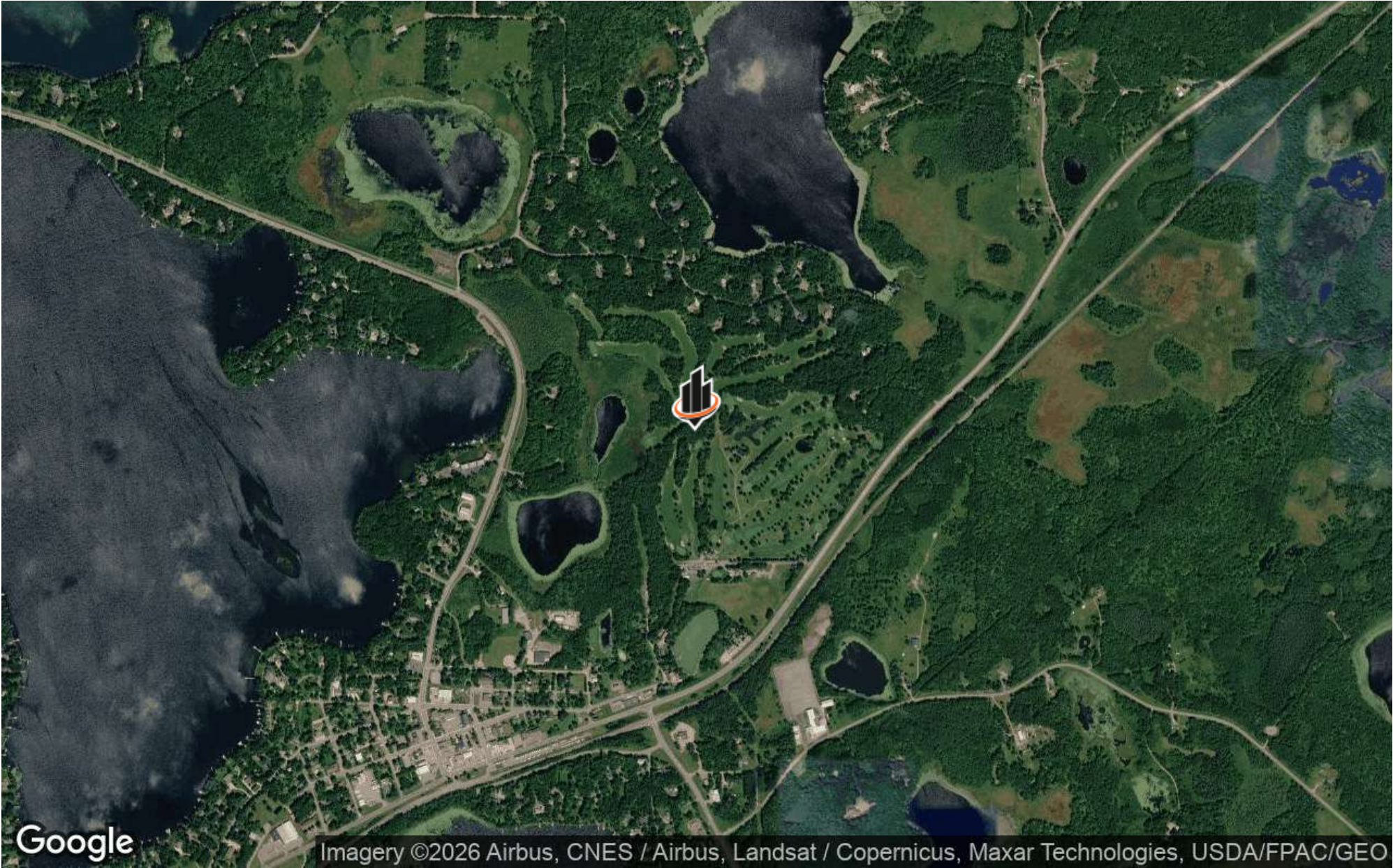
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



Description	PID	Acres	Notes	
Golf	20090508	40.13	lower east	
Golf	20090507	27.23	lower west	
Golf	20090503	9.28	range	
Golf	20160577	1.91	range tees	
Golf	59090535	70.46	north	
Development	20090506	13.48	west of 18 along lake	
Development	20160578	2.04	east no lots land south	
Development	20160579	2.42	middle no lots land south	
Lots	20160589	0.17	west row top	Lot 9 Block 8
Lots	20160590	0.11	west row	Lot 8 Block 8
Lots	20160591	0.11	west row	Lot 7 Block 8
Lots	20160592	0.11	west row	Lot 6 Block 8
Lots	20160593	0.11	west row	Lot 5 Block 8
Lots	20160594	0.11	west row	Lot 4 Block 8
Lots	20160595	0.11	west row	Lot 3 Block 8
Lots	20160596	0.11	west row	Lot 2 Block 8
Lots	20160597	0.11	west row bottom	Lot 1 Block 8
Lots	20160588	0.18	east row top	Lot 10 Block 8
Lots	20160587	0.14	east row	Lot 11 Block 8
Lots	20160586	0.14	east row	Lot 12 Block 8
Lots	20160585	0.13	east row	Lot 13 Block 8
Lots	20160584	0.14	east row	Lot 14 Block 8
Lots	20160583	0.14	east row	Lot 15 Block 8
Lots	20160582	0.14	east row	Lot 16 Block 8
Lots	20160581	0.14	east row	Lot 17 Block 8
Lots	20160580	0.14	east row bottom	Lot 18 Block 8
Excess Land	20160566	1.62	north side of south lake	
Excess Land	20160598	0.3	west triangle of north side of south lake	
		171.21	Total Acres	

DEMOGRAPHICS MAP & REPORT

POPULATION 30 MILES 60 MILES 120 MILES

TOTAL POPULATION	93,870	277,562	3,759,382
AVERAGE AGE	46	44	40
AVERAGE AGE (MALE)	45	43	40
AVERAGE AGE (FEMALE)	46	45	41

HOUSEHOLDS & INCOME 30 MILES 60 MILES 120 MILES

TOTAL HOUSEHOLDS	40,188	114,588	1,487,070
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$94,498	\$93,010	\$112,768
AVERAGE HOUSE VALUE	\$348,040	\$306,771	\$368,033

2020 American Community Survey (ACS)

