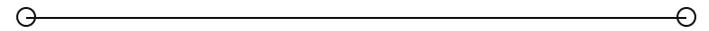


SALE BROCHURE

Golf Shores Resort Condominiums

400 QUADNA ROAD

Hill City, MN 55748



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PROPERTY SUMMARY



OFFERING SUMMARY

LIST PRICE:	\$4,895,000
BUILDING SIZE:	Approx 65,000 SF
LAND SIZE:	Approx 9.1 Acres
TOTAL # OF UNITS/CONDOS:	40 Condo Units (42 total at Resort) / 2 Sold
ADDITIONALLY AVAILABLE DEVELOPMENT LAND:	Approx 8 Acres
LISTING WEBSITE:	www.northco.com
YEAR BUILT:	1978
MARKET:	Northern Minnesota

PROPERTY OVERVIEW

SVN | Northco is pleased to present the opportunity to purchase 40 condo units at the Golf Shores Resort Condominiums ("Property"), located in one of Minnesota's most popular destinations for outdoor enthusiasts. This unique lakeside condo complex offers resort-style amenities with a lake cabin vibe, stunning views, breathtaking sunsets, and direct access to hiking trails, ATV trails, fishing, and a golf course right next door. The bulk sale list price for these 40 condo units is at a fraction of the total value of individual units. Airbnb friendly property providing the ability to earn rental revenue.

PROPERTY HIGHLIGHTS

- Lakeside (Hill Lake) Condo Resort in popular vacation destination for outdoor enthusiasts in Hill City, MN
- 40 Condo units (42 total units at the resort) - newly renovated and fully furnished units - bulk sale discount at approximately 40% off total resale value and these units are Airbnb friendly
- The Golf Shores Resort property is on 9.1 acres with 900+ feet of shoreline
- Additionally available at a separate negotiable price - 8 acres of adjacent land for future development with +/- 700 ft of lake frontage - preliminarily approved for cabins



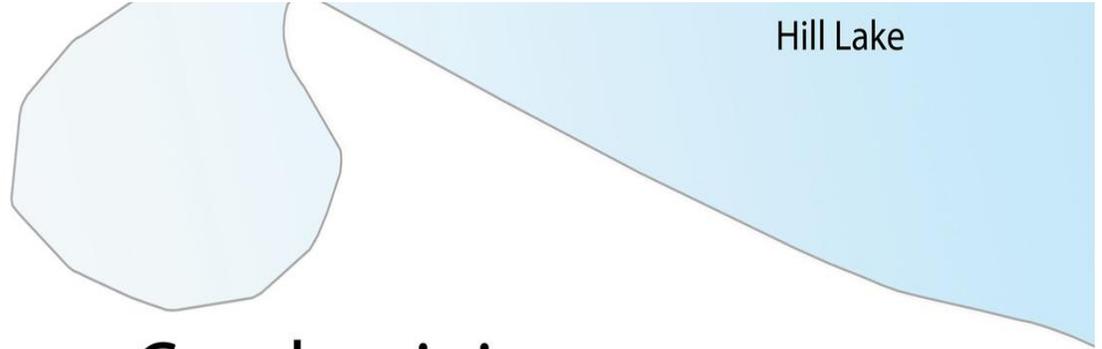
SALE HIGHLIGHTS

- Lakefront condominium community located on scenic Hill Lake in Hill City, Minnesota, just 3 hours north of the Twin Cities and 15 minutes south of Grand Rapids
- 40 Condo (42 total units at the Resort - 2 units sold in 2025) fully furnished condo units ranging from cozy studios to spacious 4-bedroom layouts
- Resort is HOA managed with on-site management and cleaning services
- An Airbnb friendly property providing the ability to earn rental revenue
- Individual unit sales with asking prices ranging from \$99,900 to \$459,900
- A total value of units if sold individually of \$7,770,000 - bulk sale discount at approximately 40% off
- Number of units currently rented as month-to-month or short term rentals [rent roll available upon request]
- Condos feature cabin-themed décor, modern appliances, and turnkey readiness, ideal for immediate occupancy or short-term rental use
- Each unit includes two parking spaces and access to all community amenities
- Resort-style amenities include lake access, private boat docks, neighboring golf course, sauna, hot tub, workout room, community room, movie theater, sand beach, playground, fire pit, and sand volleyball court
- Direct access to ATV and snowmobile trails with nearby fishing, boating, and outdoor recreation year-round
- Additional information including financials, rent roll, etc. can be found in the document vault on the listing website at northco.com

RESORT AERIAL



RESORT FLOOR PLAN - LOWER LEVEL



Golf Shores Condominiums Lower Level (1st floor)

South Wing Units

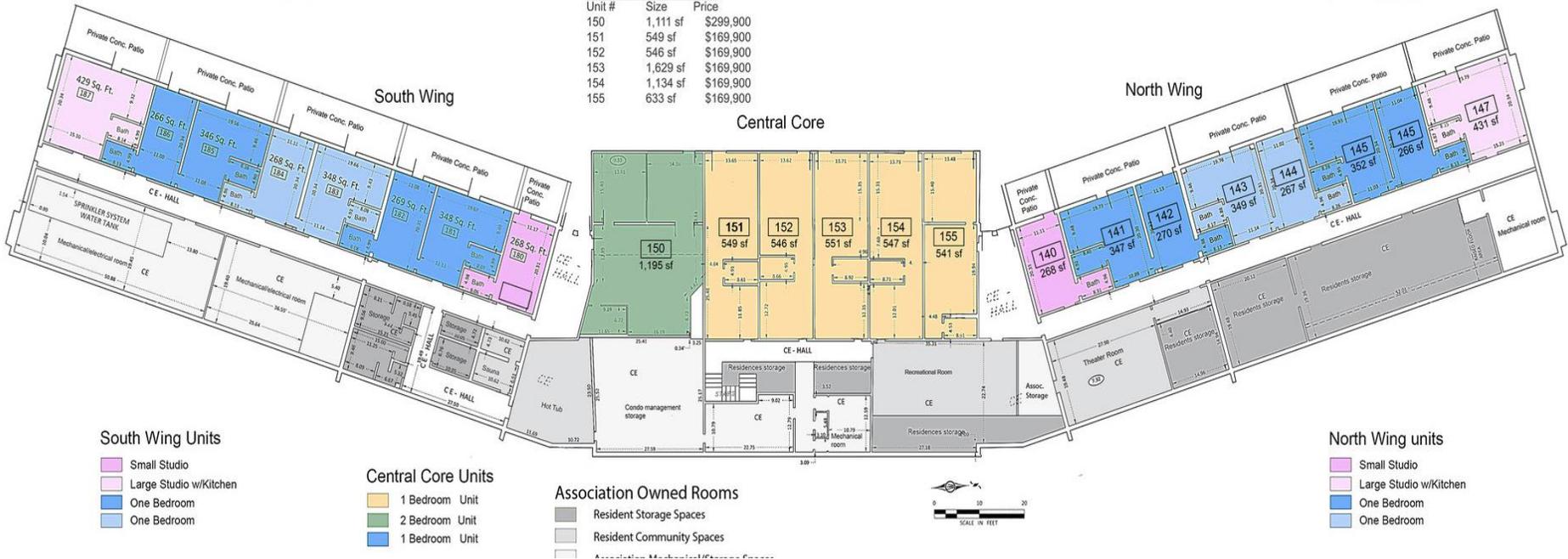
Unit #	Size	Price
180	268 sf	\$99,900
181/182	617 sf	\$189,900
183/184	616 sf	\$189,900
185/186	612 sf	\$189,900
187	429 sf	\$159,900

Central Core Units

Unit #	Size	Price
150	1,111 sf	\$299,900
151	549 sf	\$169,900
152	546 sf	\$169,900
153	1,629 sf	\$169,900
154	1,134 sf	\$169,900
155	633 sf	\$169,900

North Wing Units

Unit #	Size	Price
141/142	617 sf	\$189,900
143/144	616 sf	\$189,900
145/146	618 sf	\$189,900
147	431 sf	\$159,900



Hill Lake

Golf Shores Condominiums

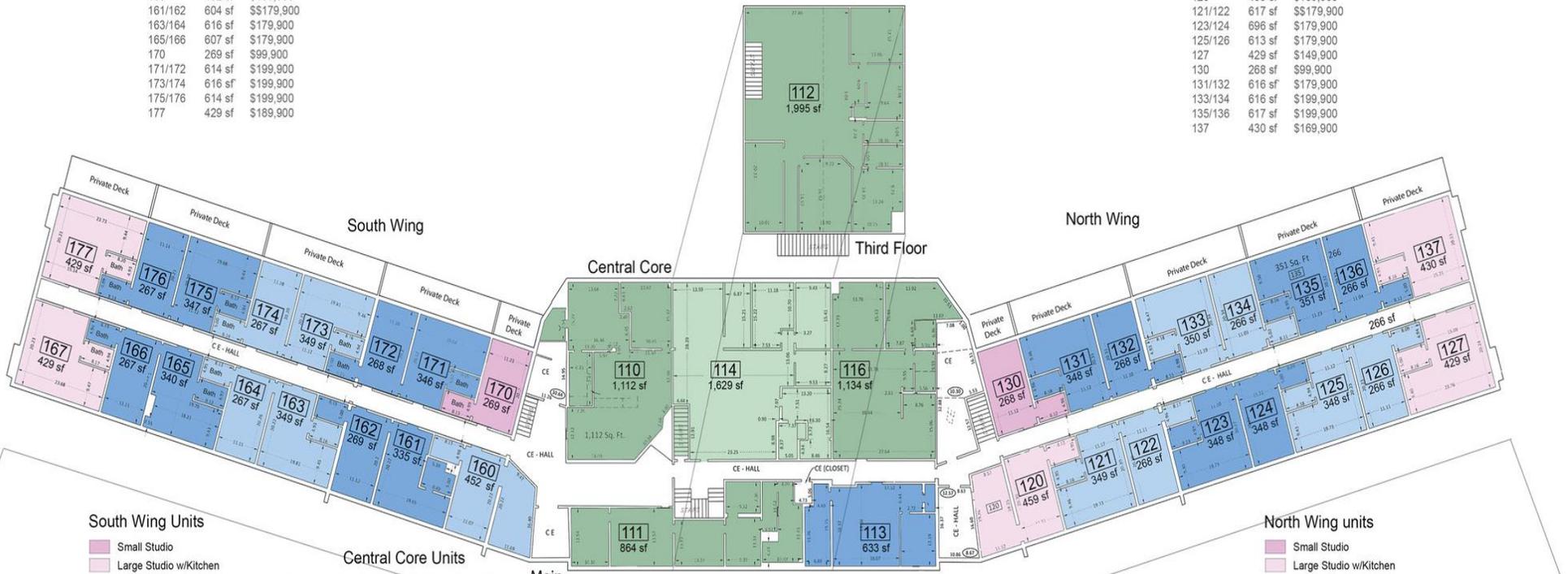
Main Floor (2nd) and Third Floor

South Wing Units

Unit #	Size	Price
160	452 sf	\$159,900
161/162	604 sf	\$179,900
163/164	616 sf	\$179,900
165/166	607 sf	\$179,900
170	269 sf	\$99,900
171/172	614 sf	\$199,900
173/174	616 sf	\$199,900
175/176	614 sf	\$199,900
177	429 sf	\$189,900

North Wing Units

Unit #	Size	Price
120	459 sf	\$159,900
121/122	617 sf	\$179,900
123/124	696 sf	\$179,900
125/126	613 sf	\$179,900
127	429 sf	\$149,900
130	268 sf	\$99,900
131/132	616 sf	\$179,900
133/134	616 sf	\$199,900
135/136	617 sf	\$199,900
137	430 sf	\$169,900



South Wing Units

- Small Studio
- Large Studio w/Kitchen

Central Core Units

North Wing units

- Small Studio
- Large Studio w/Kitchen

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



HILL CITY, MN

Discover the idyllic charm of Hill City, MN, a quaint town surrounded by stunning natural beauty. This rural up north destination is a picturesque area that has been a favorite of those planning MN family vacations, fishing trips, couple's getaways and family reunions for over 100 years. The distinguished fishing lakes, forest and trails provide the perfect backdrop for leisure and sports adventures. Hill City is a premier destination for outdoor enthusiasts, especially those who love ATV (All-Terrain Vehicle) riding. Nestled in the heart of Minnesota's beautiful Northwoods, Hill City boasts an extensive network of ATV trails designed for riders of all skill. Golf Shores Resort Condominiums are close enough to be convenient, but just far enough away to provide a real escape. You will find a truly unique Northwoods experience; filled with abundant outdoor adventures, scenic beauty, preserved heritage and vibrant arts and entertainment.

Golf Shores Resort Condominiums are situated on the shores of Hill Lake, a popular destination for fishing enthusiasts from around the world. This 2,500-acre lake offers some of the best fishing opportunities in the region, with abundant populations of walleye, northern pike, bass, and crappie. Golf Shores Resort Condominiums are just a short drive from Hill City's beloved attractions, including McCarthy Beach State Park, Hill Annex Mine State Park, and the Chippewa National Forest, just 35 miles from Grand Rapids, MN and roughly 70 miles from both Brainerd, MN and the Duluth International Airport.

Proximity to larger Cities:

- 15 miles to Grand Rapids, MN
- 75 miles to Duluth, MN
- 125 miles to St Cloud, MN
- 160 miles to Minneapolis / St Paul, MN

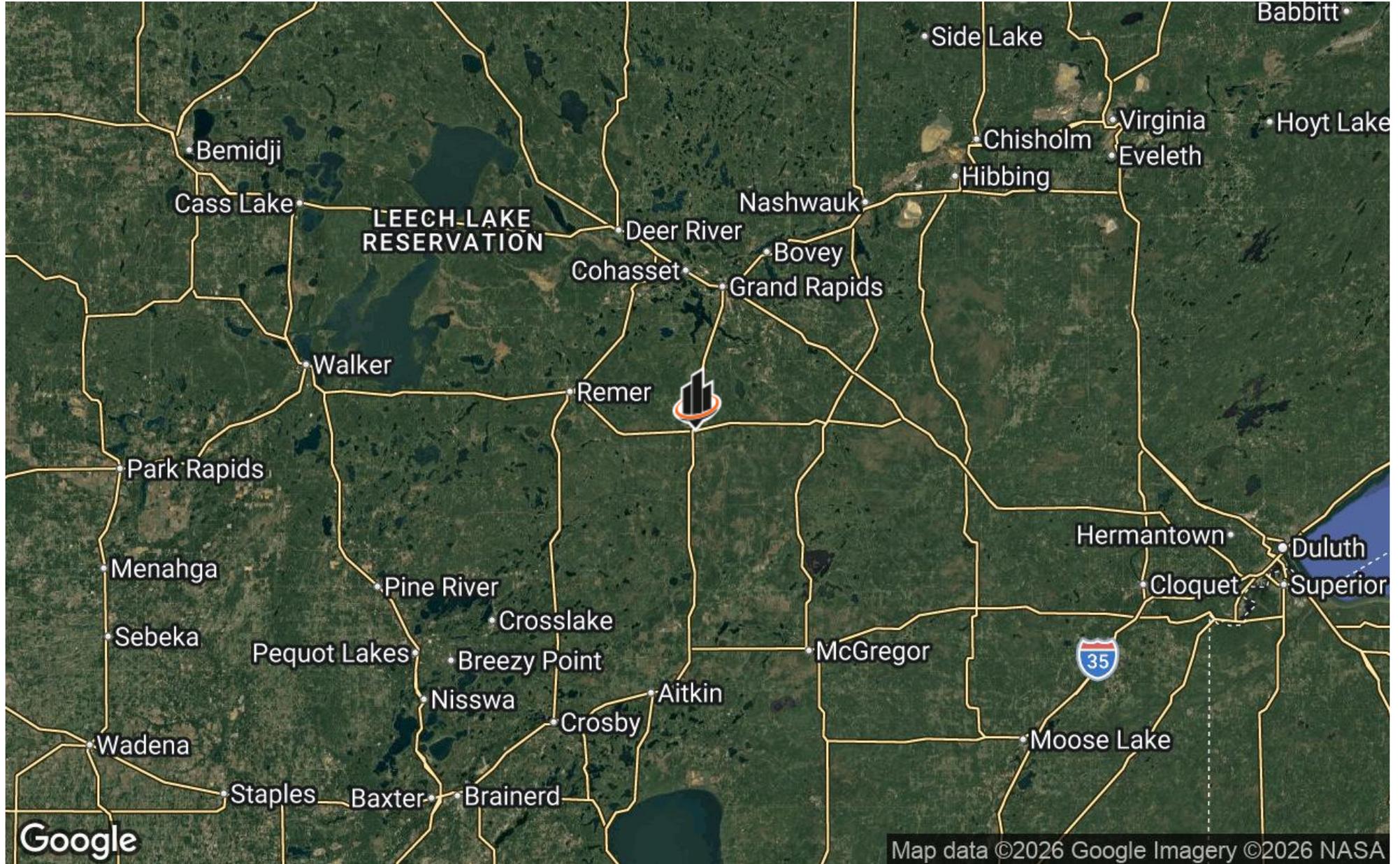
Airports in close proximity include:

- Hill City-Quadna Mountain Airport (07Y) - local - for general aviation
- Range Regional Airport (HIB) - 40 miles - for commercial flights
- Duluth International Airport (DLH) - 80 miles - for commercial flights

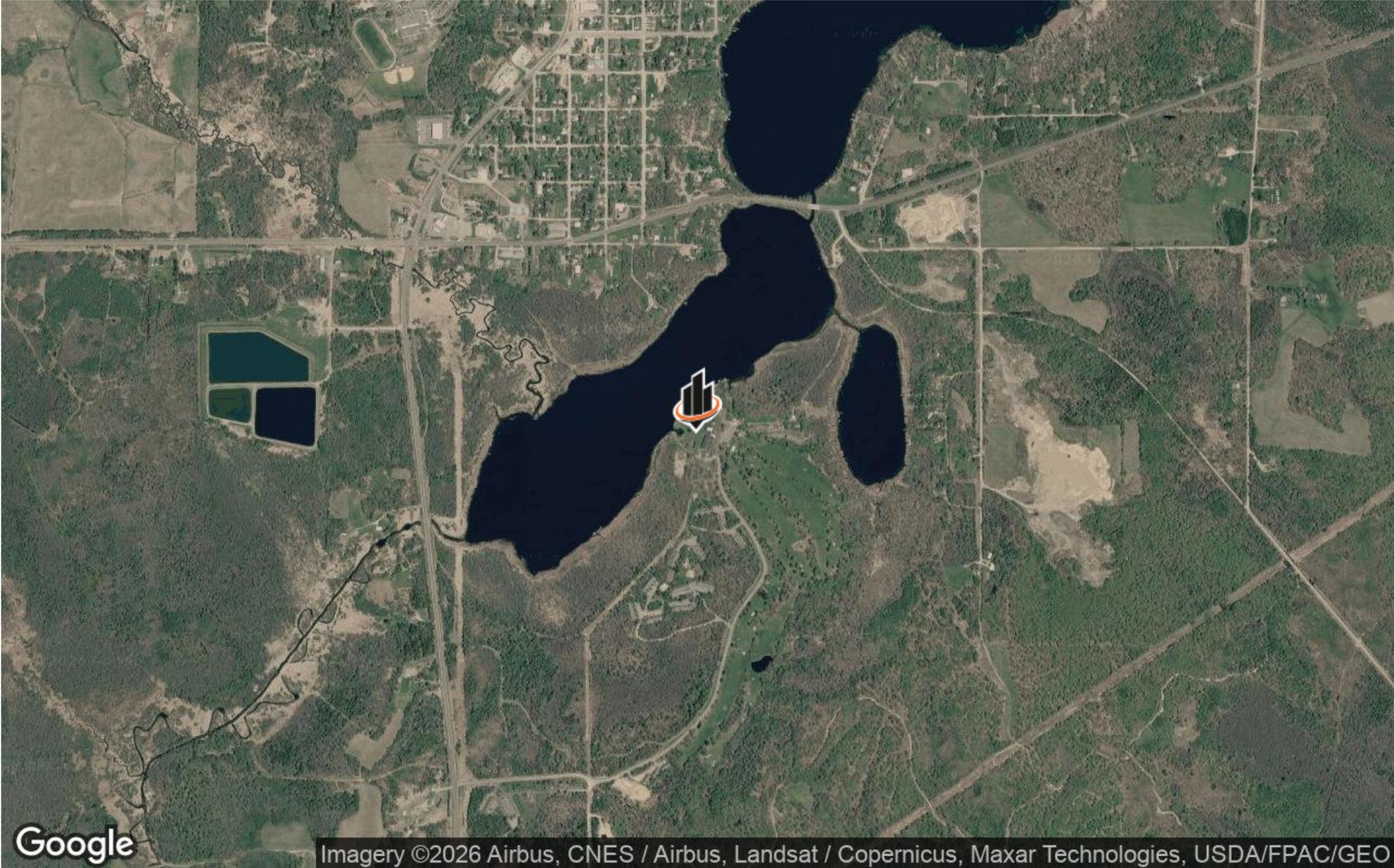
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCELS MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	237,426	1,401,779	6,837,057
AVERAGE AGE	45	42	41
AVERAGE AGE (MALE)	45	41	40
AVERAGE AGE (FEMALE)	46	43	41

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	102,695	565,013	2,732,481
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$89,307	\$99,187	\$113,960
AVERAGE HOUSE VALUE	\$290,515	\$311,293	\$360,132

Demographics data derived from AlphaMap

