

# WELCOME HOME

## GOLDEN POND CAMPGROUND

### 23730 OAK LAKE TRAIL SE, ERSKINE, MN

#### ABOUT

##### Golden Pond Campground – A Rare & Versatile Investment Opportunity!

Discover 76 scenic acres on Oak Lake with over 1,000 feet of shoreline, featuring a well-established 49-site seasonal campground, a 6-acre vineyard, and multiple income-producing inclusions. Nestled on a 400-acre recreational lake, the property includes 5 docks, a private boat landing, and a sandy beach, as well as water access to Claussen Lake and Golden Pond.

The campground has been operating since 2008 and offers 49 seasonal rental sites—each with separate electric meters, water, and septic hookups. Campground amenities include a 28' x 48' picnic shelter, basketball and volleyball courts, and panoramic views of the water and nature.

The 2020-built home is a showstopper—featuring 3 bedrooms, 2 bathrooms, vaulted ceilings, oversized windows, and neutral finishes that flood the space with natural light. The open-concept layout highlights a cozy fireplace and a gourmet kitchen with custom hickory cabinetry, quartz countertops, graphite appliances, and a stone backsplash.

Additional improvements include:

- A 60' x 120' pole building, perfect for indoor boat/personal property storage
- A 30' x 45' heated, insulated shop with 200-amp/220V service, heated/insulated and Wi-Fi
- Docks and lake access for seasonal rental income
- Annual vineyard grape harvest is sold to a regional winery

This is a turnkey lifestyle and business opportunity ideal for an investor, entrepreneur, or anyone looking to blend lakeside living with income generation. From campground operations to boat storage, dock leasing, and vineyard sales—the possibilities here are endless.



LIST PRICE	BEDS	BATHS	SQ FT	ACRES
\$1,500,000	2	2	1,295	76



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