



19 **CAMP**  **CUYUNA** 67
FOR SALE | 546 ACRES

Rare Brainerd Lakes Area
 Investment Opportunity

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Camp Cuyuna offers a rare opportunity to acquire a large-scale property in the Brainerd Lakes Area with existing camp infrastructure, multiple lake settings, conservation protected land, and a flexible unencumbered core area of approximately 82 acres.

Total Land Area	Approximately 546 acres
# of Parcels	<ul style="list-style-type: none"> · 15 separate parcels · 14 parcels are contiguous · The remaining ~12.5-acre parcel is known as the Family Campground located on Pickerel Lake
Unencumbered Acreage	~82 acres
Conservation Protected Land	~463 acres
Lake Settings	Pickerel Lake, Command Lake, and Goodrich Lake
Existing Use	Legacy scout camp and family camp
Zoning	RR (Rural Residential) & SL (Shoreland)
Due Diligence Materials	The Property Vault includes easement documents, building and camp infrastructure information, Seller disclosure materials, maps, tax statements, septic information, photos, videos, and other due diligence materials related to the property
Purchase Price	\$2,750,000 – Cash at Closing
Disclaimer	The Camp Cuyuna property is being offered for sale at \$2,750,000 in its AS-IS, WHERE-IS condition, with all faults, conditions, improvements, structures, systems, easements, restrictions, and personal property, if any. Prospective buyers are responsible for conducting their own independent due diligence and encouraged to review all available materials in the Property Vault, including but not limited to, easements, zoning, maps, septic, building information, photos, and a Sellers disclosure statement. Seller and broker make no representations or warranties regarding condition, suitability, permitted use, acreage, boundaries, utilities, wells, septic systems, structures, environmental conditions, or legal compliance. Buyers should independently verify their intended use with applicable governmental authorities and professional advisors before closing.



SITE PLAN



FAMILY CAMP
PICKEREL LAKE

PARCEL VALUATION

SL = Shoreland RR = Rural Residential

#	PID	Acres	Land EMV	Bldg EMV	Total Assessed Value (2026)	Zoning
1	14010510	0.79	\$1,600	\$0	\$1,600	SL
2	14010506	39.13	\$133,400	\$0	\$133,400	SL
3	14010507	39.92	\$66,000	\$0	\$66,000	SL
4	14010502	41.16	\$107,700	\$0	\$107,700	RR
5	14010503	41.96	\$130,500	\$0	\$130,500	RR
6	14010504	40.07	\$127,700	\$0	\$127,700	SL
7	14010501	41.01	\$103,900	\$0	\$103,900	SL
8	14010500	41.81	\$139,500	\$0	\$139,500	RR
9	14120511	41.42	\$97,800	\$0	\$97,800	SL
10	14120514	41.18	\$150,300	\$258,800	\$409,100	SL
11	14120515	41.18	\$167,400	\$246,800	\$414,200	RR
12	14120508	39.39	\$170,600	\$0	\$170,600	SL
13	14120513	33.77	\$2,589,900	\$81,600	\$2,671,500	SL
14	14120512	50.41	\$2,697,400	\$135,900	\$2,833,300	SL
15	60060511	12.46	\$461,500	\$180,800	\$642,300	SL
Total Acreage: 545.66			\$7,145,200	\$903,900	\$8,049,100	

* Assessed values includes building structures, if any.

BRAINERD LAKES AREA



Pequot Lakes
 Adds character and experiential retail with concepts like MN Traders Co., blending a “coffee-to-cocktail” environment with curated lifestyle goods—reflecting the area’s shift toward higher-end, experience-driven retail.

Nisswa
 Serves as a central gathering point, featuring a walkable Main Street anchored by favorites like The Chocolate Ox, Angry Minnow Vintage, and Turtle Town Books & Gifts. Seasonal events such as turtle races and festivals further drive repeat visitation and family-oriented traffic.

Crosslake
 The lakeside hub of the Whitefish Chain of Lakes, pairing a true “Up North” setting with an active town center. Home to the National Loon Center and a vibrant mix of shops, resorts, and dockside dining, it draws steady seasonal traffic and strong repeat visitation—reinforced by community magnets like Crosslake Town Square events and destination staples such as Moonlite Bay and Andy’s Bar & Grill.

Crosby (Cuyuna Lakes Area)
 Has rapidly emerged as one of Minnesota’s premier outdoor recreation destinations, anchored by the Cuyuna Country State Recreation Area. Known for its striking mine pit lakes and nationally recognized red dirt mountain biking trails, the area attracts a steady flow of adventure-driven visitors throughout the year.

Brainerd/Baxter
 Provide regional-scale retail and services, including destination shopping at Christmas Point Wild Rice Company, alongside local staples like Purple Fern Bath Company, Fancy Pants Chocolates, Up Thrift Shop, and Ya Sure Kombucha. This area functions as the primary commercial hub supporting both residents and visitors.



PAUL BUNYAN LAND

UPPER WHITE FISH LAKE LOWER WHITE FISH LAKE

CROSSLAKE

BLACK PINE BEACH RESORT



BOYD LODGE

PELICAN LAKE

THE PINES AT GRAND VIEW



GRAND VIEW LODGE

LAKE EDWARD

LAKE HUBERT

BRAINERD LAKES REGIONAL AIRPORT



MISSISSIPPI RIVER

RICE LAKE

NORTH LONG LAKE

BRAINERD INT'L RACEWAY



GULL LAKE

ROUND LAKE

ZORBAZ



MADDEN'S RESORT



CRAGUN'S RESORT



CRAGUN'S LEGACY COURSE



THE CLASSIC AT MADDEN'S



Protected Natural Sanctuary

Camp Cuyuna offers an uncommon combination of protected natural acreage, lake country setting, and existing camp infrastructure. Approximately 463 of the property's approximately 546 acres are subject to recorded Conservation Easements and Aquatic Management Agreements with the Minnesota DNR, preserving the property's wooded character, wildlife habitat, shoreline resources, lake quality, and wetlands.



**Wilderness
Feel**



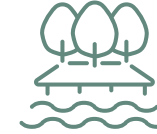
**Environmental
Integrity**



**Nature-based
Education**



Recreation



Privacy



Conservation

These protections are central to what makes the property unique — maintaining the wilderness feel, privacy, and natural buffer that surround the camp while protecting the quiet Northwoods character that has defined Camp Cuyuna for generations.

At the same time, these agreements are important use controls that buyers should carefully review, as they may limit future development, shoreline work, motorized recreation, new improvements, or subdivision within the protected portions of the site. While the protected acreage preserves the setting, the approximately 82-acre unencumbered core area is where a buyer's vision can take shape. Not subject to the recorded conservation easement restrictions described above, this area offers meaningful flexibility for continued camp use, redevelopment, retreat programming, or other future uses, subject to zoning, title matters, utilities, permits, and applicable governmental approvals





CAMP STRUCTURES, BUILDINGS, & INFRASTRUCTURE

Main Camp Structures

Administration Building	30' x 50' single story wood construction with full basement walkout. Commercial kitchen. Water and septic. Warning siren.
(5) Senior Staff Cabins	Five 16' x 12' single story wood construction cabins. Slab on grade.
Picnic Shelter	40' x 60' single story slab on grade pole barn construction. Includes two large grill pits and water supply.
(4) Junior Staff Cabins	Four 16' x 16' elevated wood construction cabins on approximately 4' stilts. Connected walkway.
Staff Shower Facilities	16' x 20' concrete brick slab on grade building. Four independent bath/shower rooms plus laundry/utility room. Water and septic.
Outdoor Chapel	Conical shaped wood construction. Approximately 12' diameter.
(2) Director's Cabins	Two 12' x 16' wood construction cabins. Slab on grade.
Trading Post / Commissary	24' x 60' wood construction slab on grade. Includes two walk-in refrigerators and one walk-in freezer. Water and septic.
Well House	Concrete block construction slab on grade. 10' x 18'. Two 1,000 gallon pressure tanks. Indoor well head. Water system component.
Camper Shower Facilities	24' x 42' wood construction slab on grade. Includes five adult male, three female, and eight youth male facilities. Water and septic.
Nature Center	16' x 24' single story wood construction with full basement used as storm shelter. Water and septic. Warning siren.
Storm Tubes	4' diameter reinforced concrete 8' sections. Three sections each located in three different locations.
(14) Campsite Latrines	Wood construction with concrete slab floors. Block pit style. Water and wash station.
Aerial Obstacle Course	Challenging Outdoor Personal Experience course. Aerial obstacle course with 300' zipline. Pole construction.
Climbing Tower	45' climbing tower. Post and beam construction. Three-sided rappel.
Rifle / Shotgun Range	12' x 36' wood construction slab on grade with storage area and water. Includes 10' x 12' wood construction shotgun throwing shack.
Archery Range	50 yard archery range with shed.
Aquatics Area	8' x 16' single level elevated wood structure. Gazebo. Portable wood structure pit latrine.
Arcade Area	Human foosball court, Gaga Ball pit, and concrete black and white checkerboard.

Family Camp Structures

(4) Family Camp Cabins	Four 18' x 24' wood construction cabins on block foundation. Each includes two bedrooms, one 3/4 bath, kitchen, screen porch with slab on grade. Water and septic.
Family Camp Shower House	28' x 20' concrete block construction with full basement. Six 3/4 bathrooms upstairs and one 3/4 bath downstairs. Storm shelter. Water and septic. Warning siren.
Family Camp RV Park	Includes 12 electrical pedestals. Six pedestals with 120 volt 30 amp service and six with 120 volt 50 amp service. Water spigots available for all sites. Centralized dump station and tank wash.

Ranger Residence & Shop

Ranger Residence and Office	Year-round, 5-bedroom, 3 bath, 28' x 56' prefab home with full basement. Water and septic.
Maintenance Shop	30' x 50' two story split wood construction with slab on grade. Warm and cold storage. Water and septic.
Old Ranger House	18' x 40' structure on blocks. Cold storage only.

Infrastructure

Septic Systems	The camp has 11 functioning septic systems operating throughout the camp. Additional septic information is included in the Property Vault.
Camp Fuel Farm	Three 320 gallon gravity fuel tanks for off road diesel, premium, and regular fuel.



Trading Post | Commissary



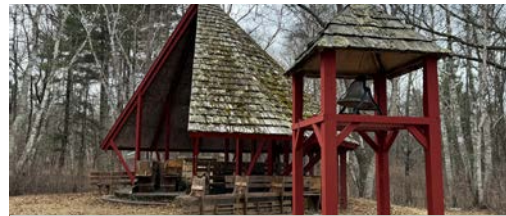
Maintenance Shop



Ranger Residence and Office



Archery Range



Outdoor Chapel



Archery & Shooting Range



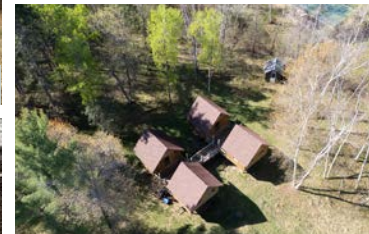
Directors Cabin



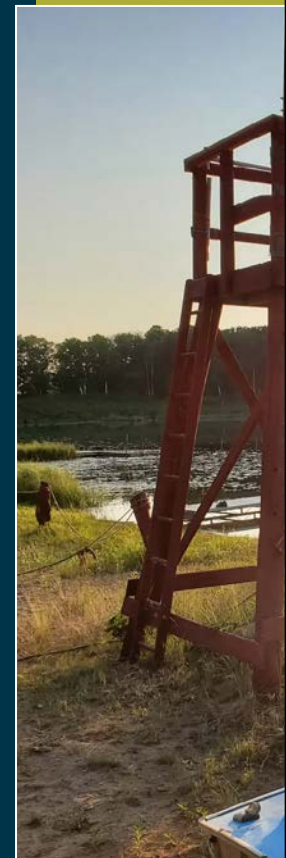
Commissary



Camper Shower Facilities



Junior Staff Cabins







Click Button to View Buyer Due Diligence Materials Including:

- Landowner Disclosure Statements
- Conservation Easement Documents
- Zoning Information
- Site & Camp Maps
- Site Woodland Tree Summary
- Lake Information
- Property Information
- Property Tax Statements (2026)
- Estimated real estate taxes (non-exempt)
- Building and Structure Information
- Camp Photos and Videos

For More Information Contact:

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