



CUYUNA COVE

WHAT'S MINE, IS YOURS

SALE BROCHURE

Cuyuna Cove

22642 HIGHWAY 6

Crosby, MN 56441

PRESENTED BY:

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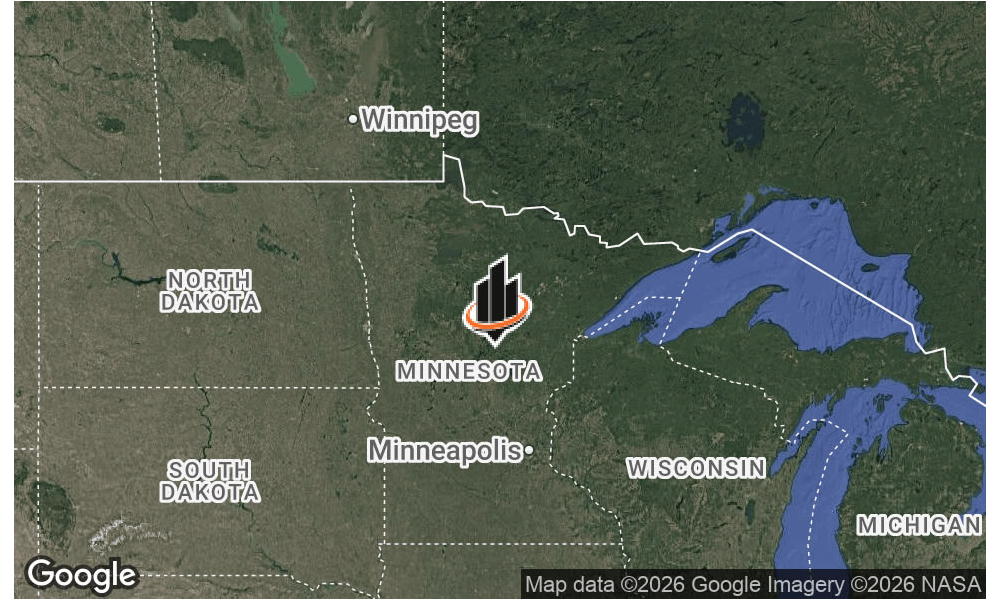
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 **SVN | NORTHCO**

PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$2,490,000
CAP RATE:	10%
UNITS:	10
LOT SIZE:	3.5 Acres
YEAR BUILT:	2020
LISTING WEBSITE:	northco.com
PROPERTY WEBSITE:	cuyunacove.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the sale of Cuyuna Cove ("Property") located in Crosby, Minnesota, near the world-renowned Cuyuna Country State Recreation Area. Nestled within 3.5 acres of pristine Minnesota forest, this unique outdoor resort is directly connected to over 70 miles of world-class mountain biking trails and pristine mine lakes, offering unparalleled access to year-round recreation. A short walk to Main St Crosby provides restaurants, coffee shops, rental gear, shopping, hand made ice cream and more.

The Property features 10 custom-built elevated units—5 seasonal bungalows and 5 year-round cabins—designed with a modern, tree-fort aesthetic and offering stunning views of the surrounding landscape. Amenities include a custom cedar and redwood sauna, a two-toilet and two-shower bathhouse with tiled and cedar finishes, and a utility hub. The Property also includes a storage shed, wood lean-to, and a well-maintained septic system with the capacity for 15 total units. Cuyuna Cove is the perfect combination of adventure, tranquility, and modern convenience, providing a one-of-a-kind retreat for guests looking to disconnect, explore, and rejuvenate in the heart of nature.

Additional development opportunities are available, including the potential to construct more cabins on the property. Take advantage of this unique opportunity in the very desirable vacation destination of the Brainerd Lakes Area of Minnesota.

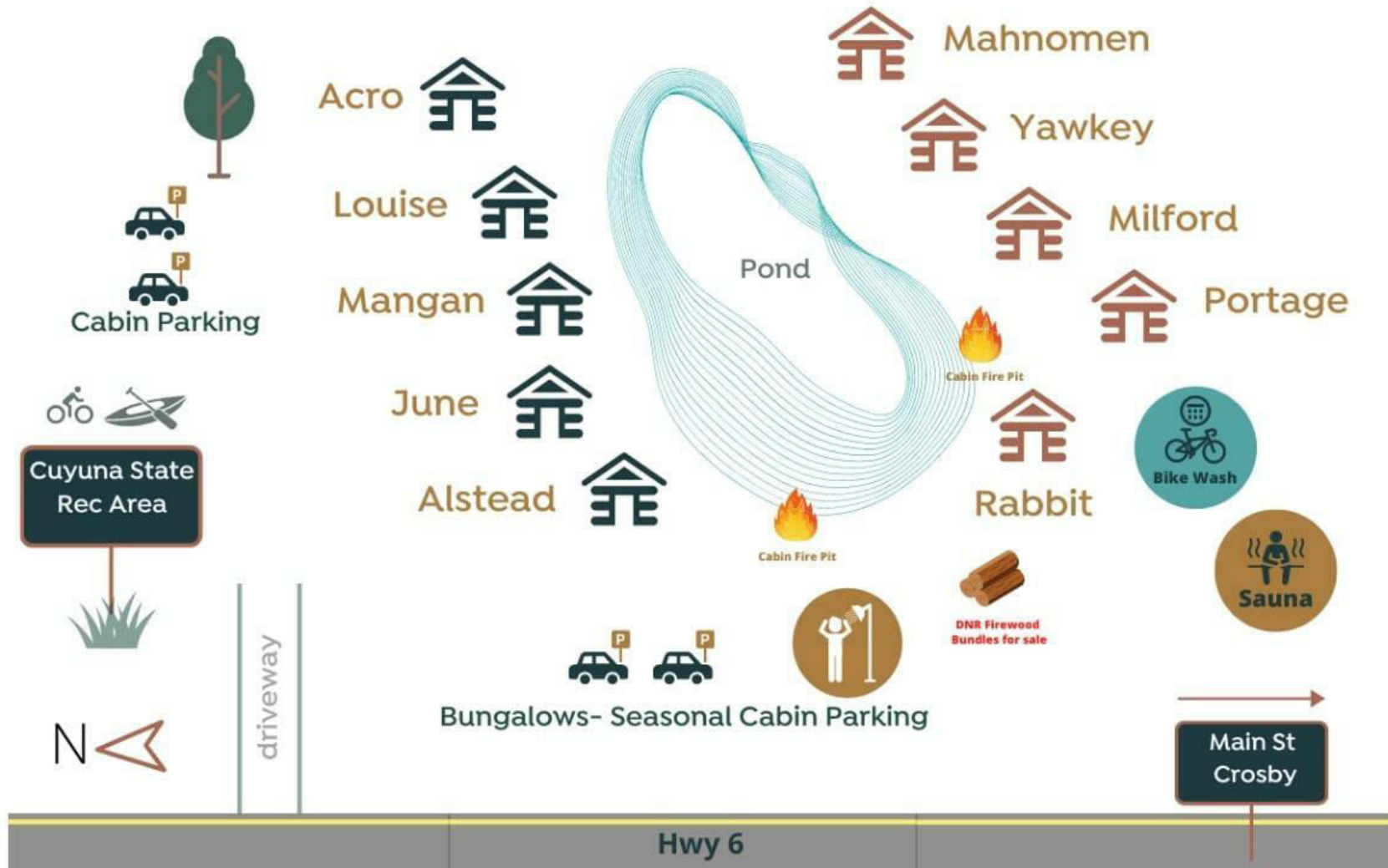
SALE HIGHLIGHTS



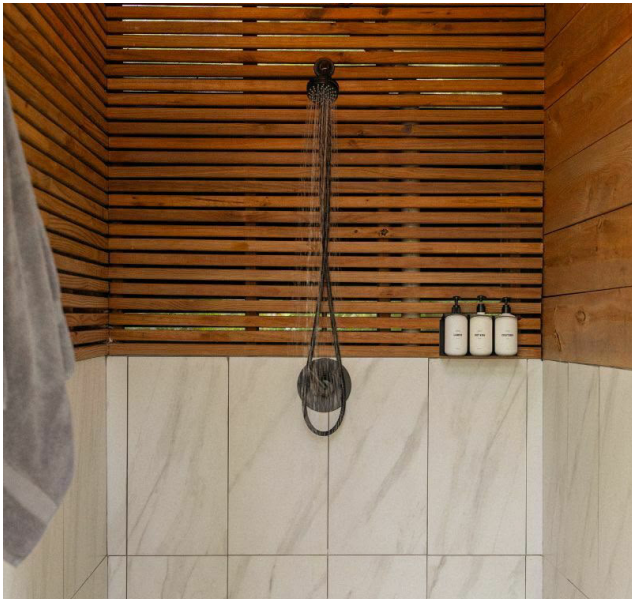
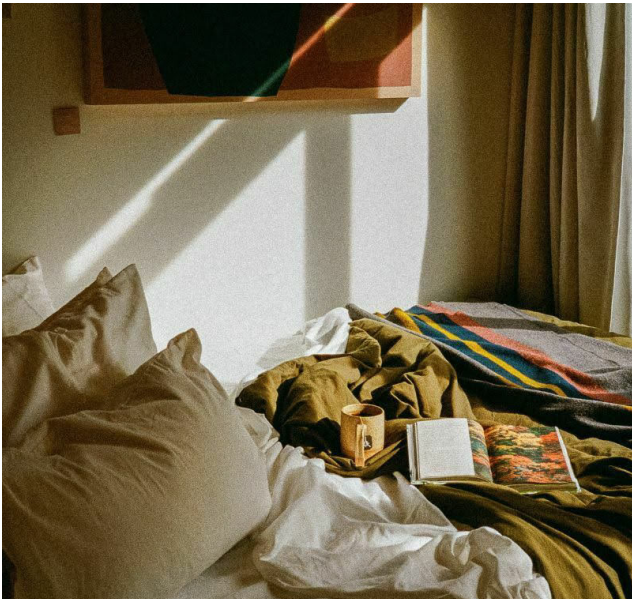
SALE HIGHLIGHTS

- Profitable year-round resort operation offered at a 10% cap rate in one of the top Midwest vacation destinations of the Brainerd Lakes Area of Minnesota
- Modern outdoor retreat experience with direct access to globally ranked Cuyuna Country State Recreation Area
- The property spans 3.5 acres with 10 custom-built units: 5 seasonal bungalows and 5 year-round cabins
- The property features custom amenities including elevated, tree-fort-style units overlooking a serene pond, creating a peaceful and scenic environment
- Located in Crosby, MN, offering direct access to over 70 miles of world-class mountain biking trails and pristine mine lakes
- Amenities include a cedar and redwood sauna with HUUM stove, a custom tiled and cedar bathhouse with 2 toilets and 2 showers, and a utility hub, electrical infrastructure, private well and septic
- Guests can enjoy a wide range of outdoor activities, including mountain biking, kayaking, and paddleboarding, with direct trail and water access
- The property features a near fully direct booking engine with automated check-in including keyless entry, guest communication systems, and no onsite staff required
- Additional growth potential exists. The septic system supports 15 total units, and the 5 seasonal bungalows have potential for year-round conversion. There is potential for up to 5 new cabins per CUP.
- Cuyuna Cove recently opened in July 2020
- The property uses a well and water filtration system with a softener, ensuring high-quality water for guests
- The property features a gravel drive and lush landscaping
- With over 35.5k Instagram followers, Cuyuna Cove has quickly become a popular destination for outdoor enthusiasts and vacationers
- Located in Crow Wing County, MN
- PID: 11121704

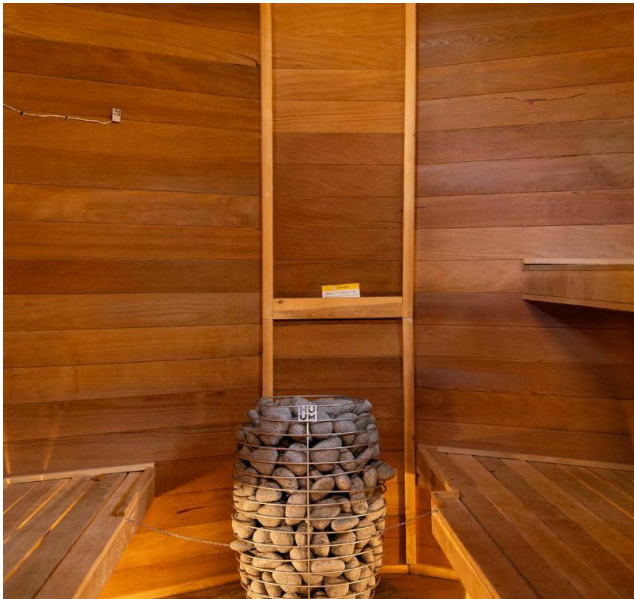
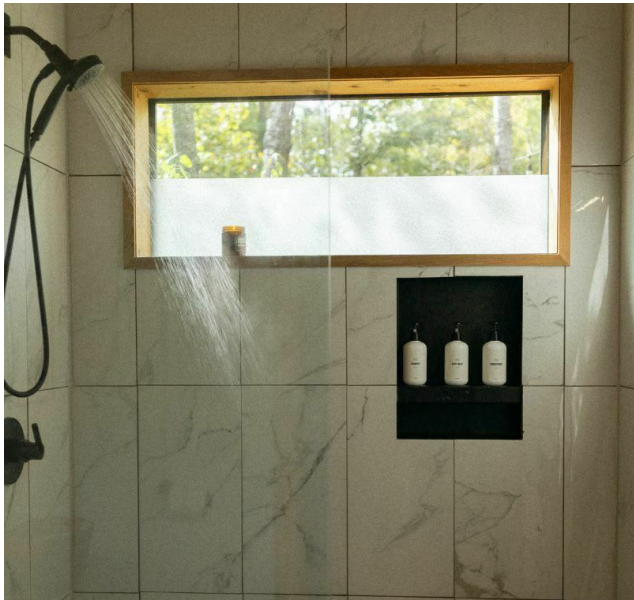
Cuyuna Cove Map



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



CROSBY, MN

Crosby, Minnesota, is a charming city located in Crow Wing County, in the heart of the state's central region. Nestled within the Cuyuna Range, Crosby is surrounded by lush forests, rolling hills, and an abundance of lakes, making it a prime destination for outdoor enthusiasts. The city is approximately 125 miles northwest of Minneapolis and close to the Brainerd Lakes area, offering both the tranquility of small-town life and easy access to larger urban amenities. Known for its mining heritage, Crosby has transformed into a hub for recreation and tourism, providing a peaceful yet active lifestyle amidst Minnesota's scenic landscapes.

Serpent Lake is a central feature of the Crosby area, known for its clear waters and extensive recreational activities. Covering around 1,100 acres with nearly 8 miles of shoreline, the lake offers opportunities for boating, fishing, and swimming. Anglers can find species such as walleye, northern pike, and bass, while the surrounding parks and trails provide excellent spots for picnicking, hiking, and wildlife viewing. Serpent Lake is a favorite destination for both locals and visitors seeking relaxation and outdoor fun in a picturesque setting.

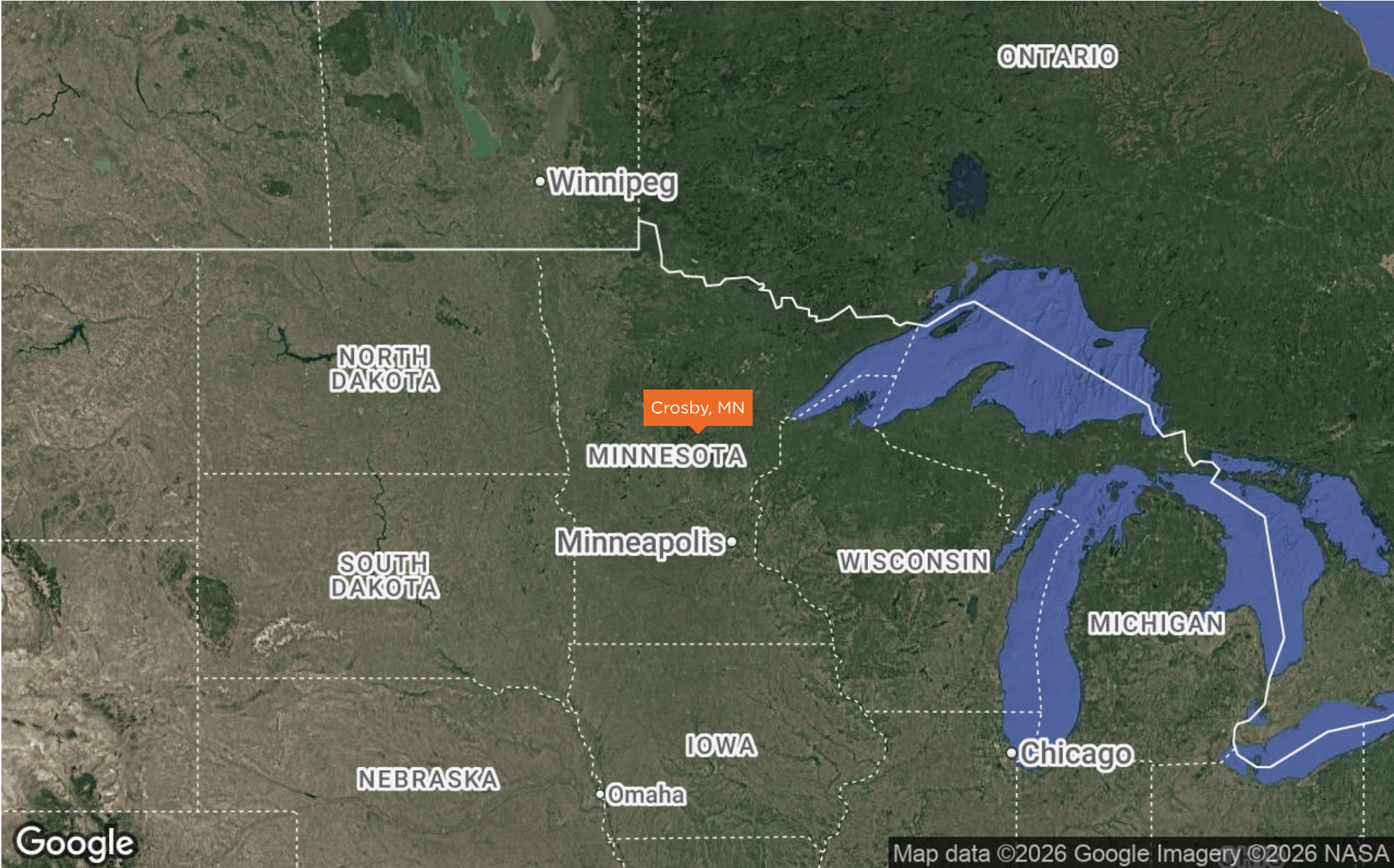
The Cuyuna Country State Recreation Area is a premier attraction near Crosby, offering more than 5,000 acres of land for outdoor activities. It is especially known for its extensive network of mountain biking trails, which wind through reclaimed mine lands, forests, and lakes. The recreation area also features opportunities for camping, fishing, kayaking, and scuba diving in former mine pits that have filled with crystal-clear water. This unique combination of natural beauty and adventure has made Crosby a beloved destination for nature lovers and adrenaline seekers alike.

Proximity to larger cities:

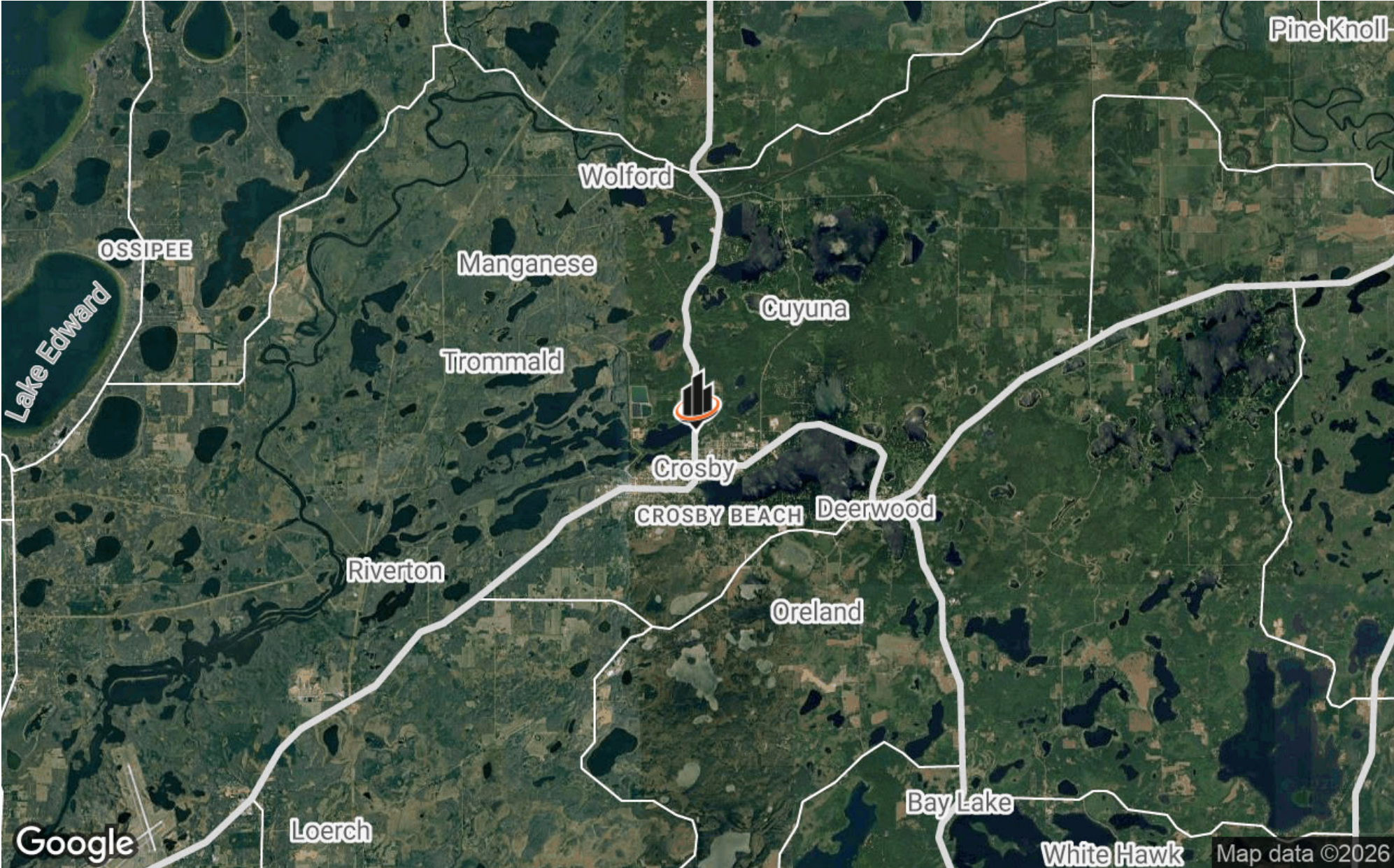
- 15 miles northeast of Brainerd, MN
- 108 miles southwest of Duluth, MN
- 125 miles northwest of Minneapolis, MN
- 140 miles northeast of St. Cloud, MN
- 240 miles southeast of Fargo, ND

Airports in close proximity include Brainerd Lakes Regional Airport (15 miles), St. Cloud Regional Airport (95 miles), and Minneapolis-Saint Paul International Airport (125 miles).

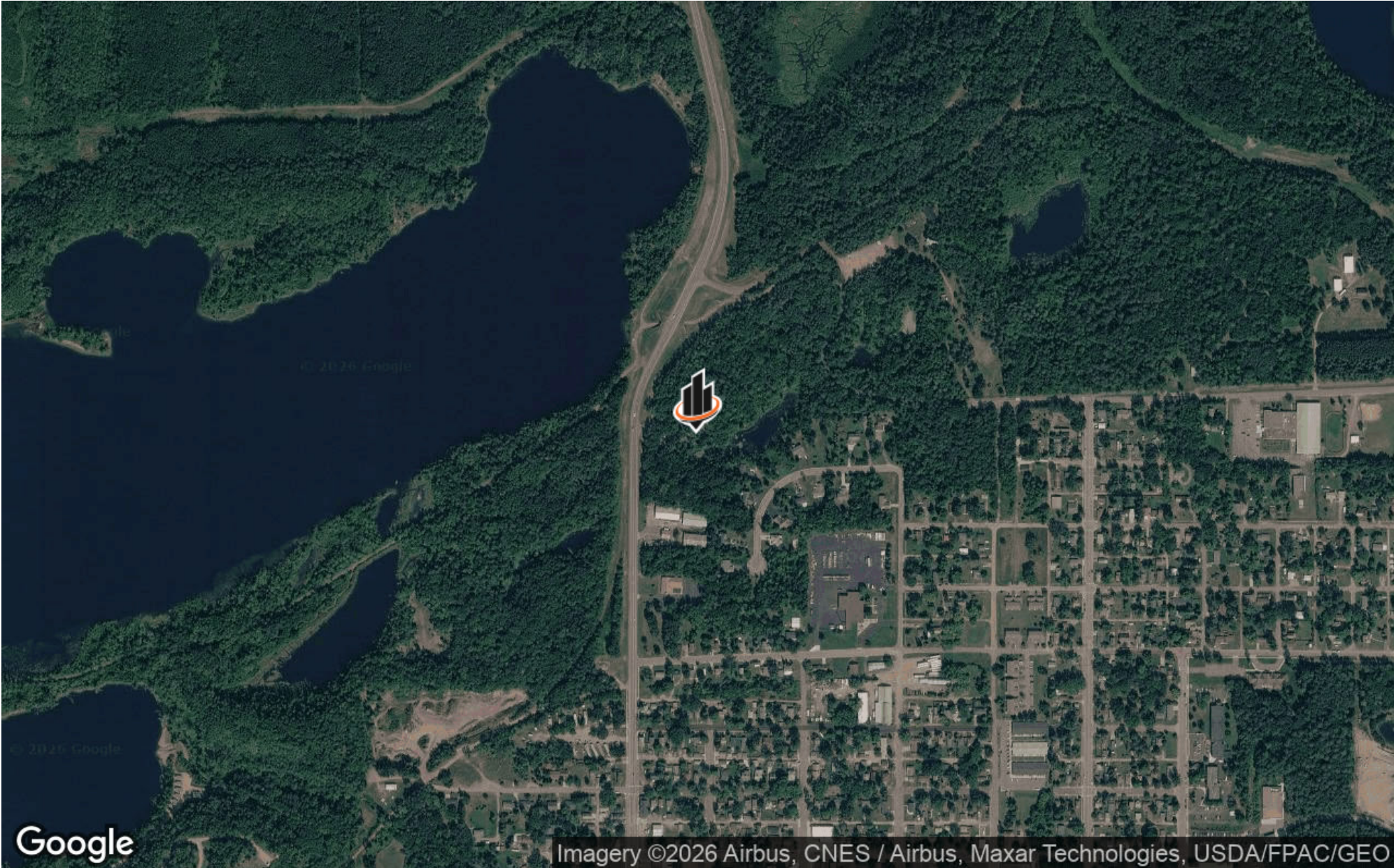
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	254,587	3,641,365	7,569,505
AVERAGE AGE	44	40	41
AVERAGE AGE (MALE)	43	40	40
AVERAGE AGE (FEMALE)	45	41	41

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	105,561	1,441,806	3,029,995
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$93,911	\$112,156	\$112,717
AVERAGE HOUSE VALUE	\$311,161	\$365,747	\$352,377

Demographics data derived from AlphaMap

