



**BATTLE LAKE**  
*Inn*

BATTLE LAKE INN & RV PARK – BATTLE LAKE, MN



Prepared by: Tim Aarsvold, Owner/Broker

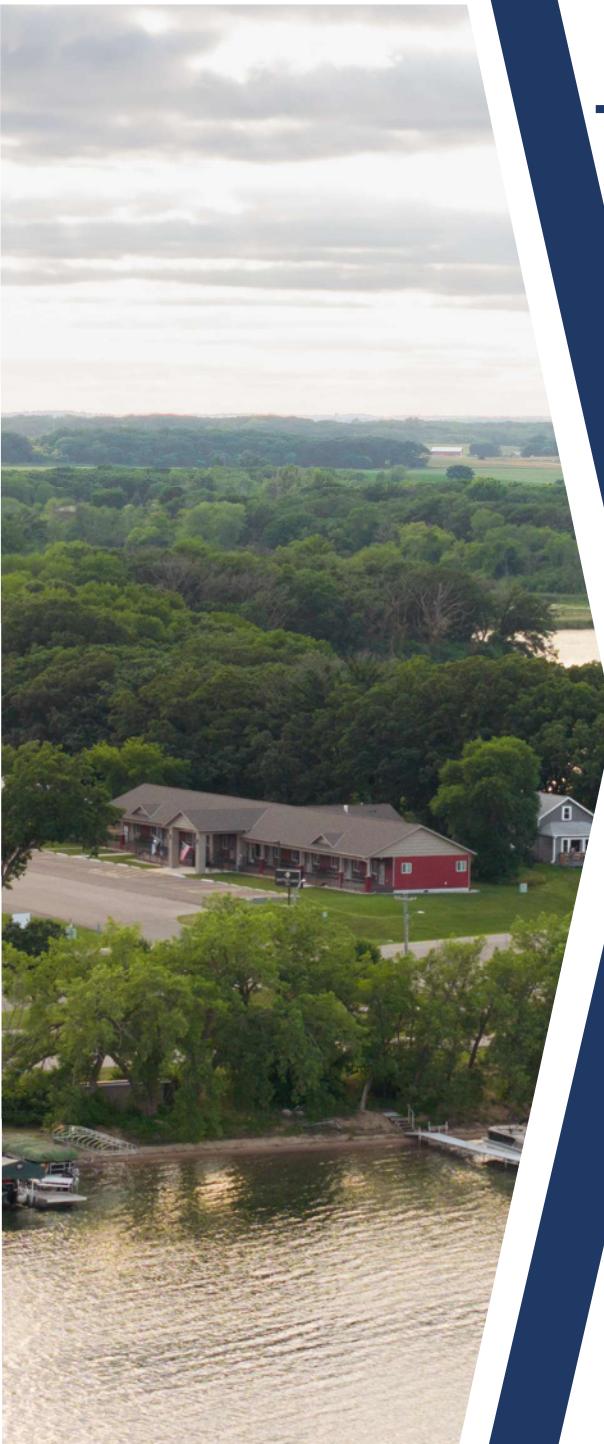
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# OVERVIEW OF BATTLE LAKE INN & RV PARK

## LOCATED ADJACENT TO WEST BATTLE LAKE IN OTTER TAIL COUNTY

102 Glenhaven Dr, Battle Lake, MN, 56515

This is a Turnkey hospitality property, just steps from beautiful West Battle Lake in the heart of Otter Tail County, MN.

Battle Lake Inn is a charming, independent, locally-owned hospitality property featuring a thoughtfully designed motel with attached RV Park and Lodge. Perfectly positioned off Highway 78, the Inn sits just blocks from West Battle Lake's public beach, lake access, downtown shops, restaurants, and the scenic Glendalough bike trail, making it the ideal base for exploring Minnesota's heart of lakes country.

In 2015, the Inn was completely rebuilt from the ground up. It features 13 motel rooms with multiple queen bed configurations, including an ADA compliant room. The rooms were fully updated in 2024, and include local artwork, sofa sleepers, fridge/microwaves, A/C, internet, and cable TV. Guests enjoy a beautiful lake view of West Battle Lake while sitting on the porch.

The seasonal RV Park has nine roomy sites with full hook-ups and wireless internet. A new Lodge was built in 2017. The lodge includes an impressive fish cleaning station, bathroom, coin laundry, and a comfortable gathering space. Other recent upgrades to the property include a new parking lot, security system, IT system, and contactless check in/check out.

West Battle Lake is an impressive 5,615-acre recreational paradise, and reaches depths of 108 feet. The guests at the Inn frequent Lions Park, which features a public swimming beach, restrooms, boat launch, and recreational facilities, and is just a short walk up the road from the Inn. The public docks are just across the street from the Inn. Under new ownership since January 2022, the rebranded Battle Lake Inn continues to serve as a premier lodging destination for visitors exploring Otter Tail County's extraordinary year-round recreational opportunities.

Battle Lake Inn and RV Park is a prime lodging property offering a strong Net Operating Income. It is a turnkey property, and buyers who are looking for an addition to their portfolio, an extra income, or seniors who may want a hobby business would enjoy this location.

# BATTLE LAKE INN & RV PARK - EXECUTIVE SUMMARY HIGHLIGHTS

## LOCATION BY LAKE

- Across the street from West Battle Lake
- Easy walk to the Lion's Park
- Fishing pier across the street
- Lake view from the front porch
- Easy walk to the Shoreline Restaurant
- Directly on the Glendalough Bike Trail

## MANAGEMENT EASE

- Contactless check in and check out
- Small cleaning staff
- No office staff

## RECENT UPGRADES

- Parking lot – plenty of boat/trailer parking
- Garbage enclosure
- Security system
- IT system (router, wireless access points, temp sensors)
- Ice machine in lobby

## LODGE

- 950 Sq Ft
- Full bathroom with shower
- Fish cleaning facility
- Guest laundry
- Shared gathering space for all guests

- **“FIND YOUR INNER OTTER” - OTTER TAIL COUNTY MARKETING OPPORTUNITIES**
- **CITY WATER AND SEWER**
- **NATURAL GAS**



## THE FINANCIAL PERFORMANCE

Please contact us for a NON-DISCLOSURE AGREEMENT to receive full financial details.



## BATTLE LAKE INN - LOBBY



The updated lobby is a comfortable area for guests to relax and/or work. There are extra provisions available for the guests, along with ice. The room on the blue wall is for cleaning supplies for the staff.



## BATTLE LAKE INN - DOUBLE QUEEN ROOM (7 in TOTAL)



This comfortably furnished room includes free cable, flat screen TV, and WIFI. It has two queen beds, a private bathroom, refrigerator and a microwave.



## BATTLE LAKE INN - DOUBLE QUEEN (BASEMENT)



This comfortably furnished room includes free cable, flat screen TV and WIFI. It has two queen beds, a private bathroom, dining table and chairs, full-size refrigerator and a microwave.

This room is located on the basement level and requires the ability to walk up and down one flight of stairs. It has an egress window. This room can be sold as an adjoining room to one of the Queen Sofa Sleeper rooms.



## BATTLE LAKE INN - QUEEN SOFA SLEEPER ROOM (3 in TOTAL)



This comfortably furnished room includes free cable, flat screen TV and WIFI. It has one queen bed, a sofa sleeper, a private bathroom, desk, refrigerator and a microwave.



## BATTLE LAKE INN - QUEEN ADA COMPLIANT ROOM



This comfortably furnished room includes free cable, flat screen TV and WIFI. This accessible room has one queen bed, a private bathroom, desk, refrigerator and a microwave.



## BATTLE LAKE INN - TRIPLE QUEEN SUITE



This comfortably furnished suite includes free cable, flat screen TV and WIFI. This suite has three queen beds located in separate private rooms (two downstairs, one upstairs). The upstairs room is how you access the suite. It also includes a sofa sleeper, two bathrooms, dining table and chairs, desk, full-size refrigerator and a microwave.

This suite is on two levels and requires the ability to walk up and down one flight of stairs. Guests can rent out the upstairs only, which will have one queen bed and private bathroom.



# BATTLE LAKE INN SEASONAL RV PARK



\*\*Beyond the trees towards the small pond is a wetland area, which is not useable.

The RV Park has 8 seasonal sites with full hookups including water, sewer, electrical service and wireless internet. These sites are rented for the entire season, mid-May to mid-October.

Another RV Site (#8) is available on a nightly basis (2 night minimum on weekends and holidays). This site has electricity, water, and sewer hookups plus WiFi. This site can accommodate a max length of 40ft. Tent camping is not available due to city regulations.



# BATTLE LAKE INN & RV PARK - LODGE

***The RV Lodge*** building features a full bathroom with shower facilities, a fish cleaning facility, guest laundry, and a shared gathering space. This space is available to use for all motel and RV park guests.

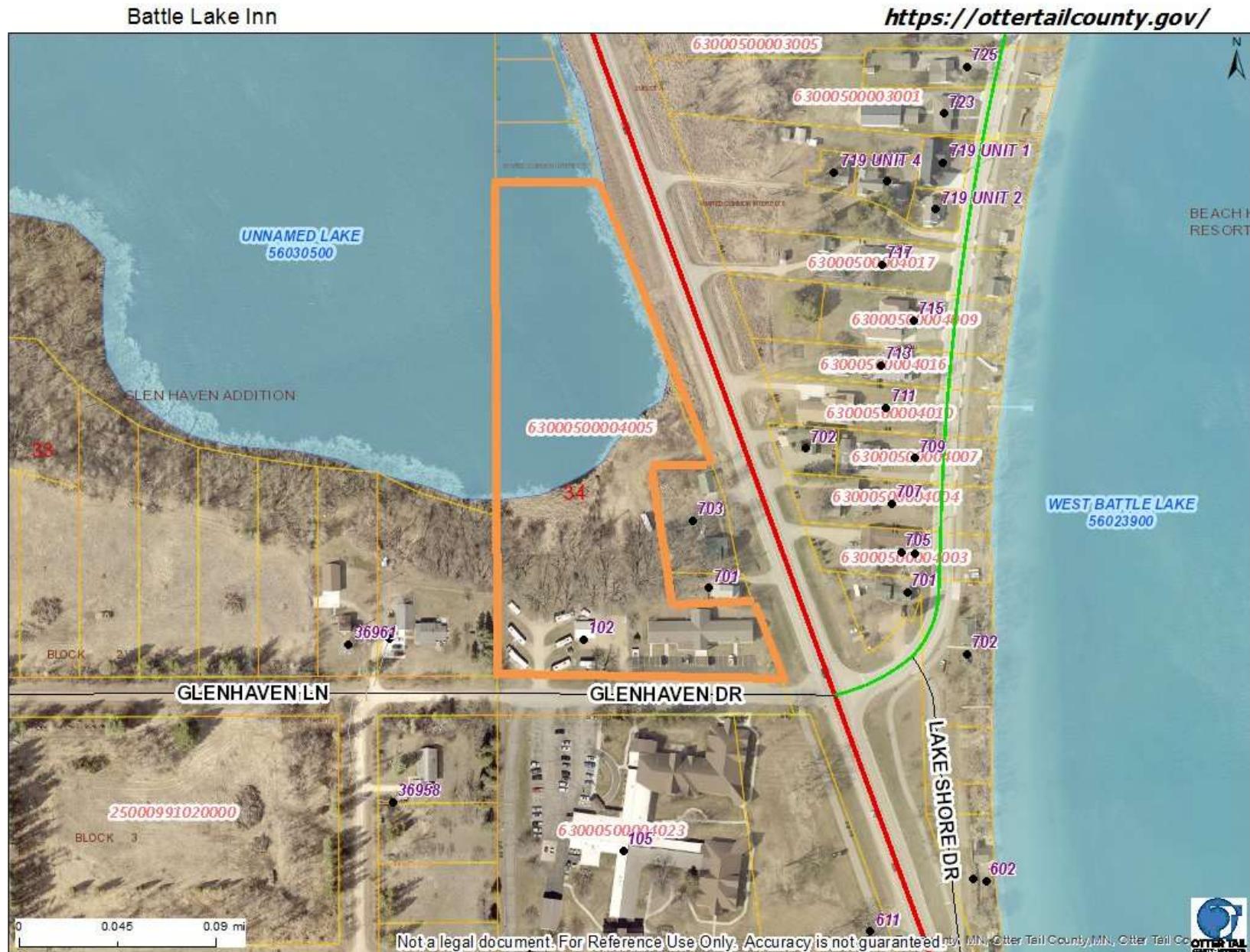
Rumor has it that the lodge has the nicest fish cleaning facility that their guests have ever seen!



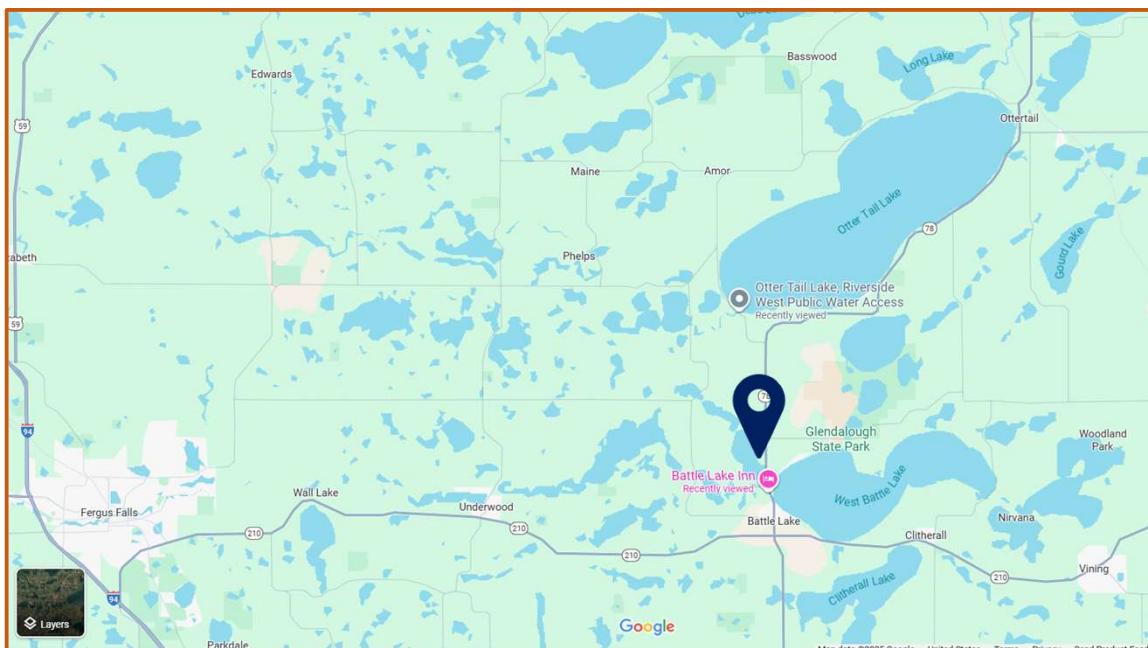
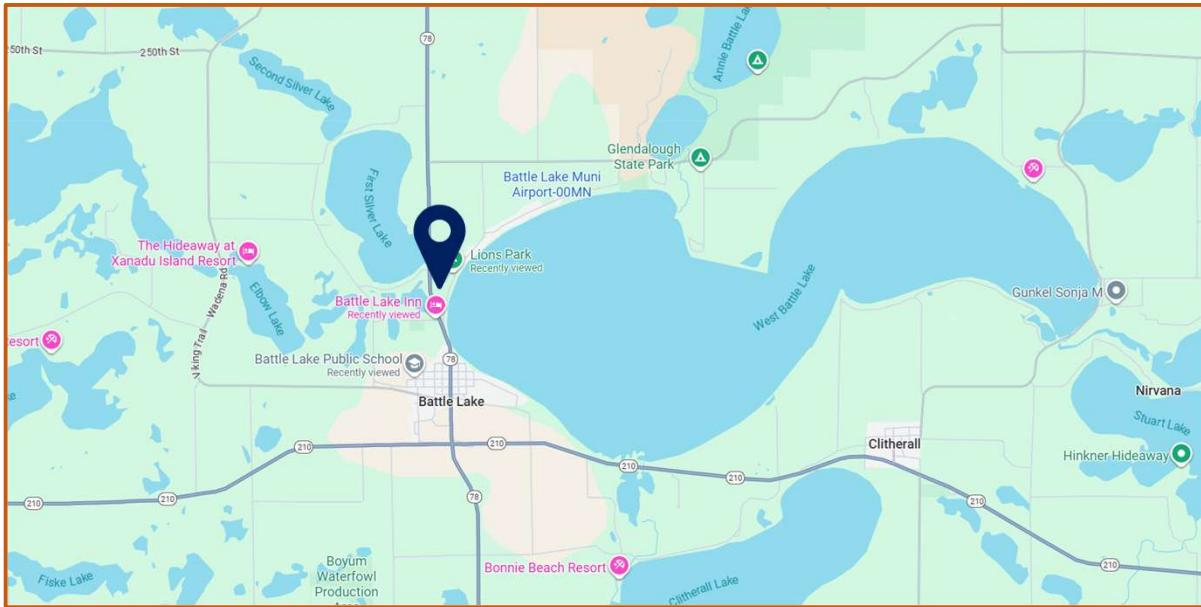
## BATTLE LAKE INN & RV PARK - AERIAL PHOTOS



# BATTLE LAKE INN & RV PARK - AERIAL VIEW



# GOOGLE MAP – OTTER COUNTRY



## WEST BATTLE LAKE - GUEST ACCESS TO THE LAKE

West Battle Lake is an impressive 5,615-acre recreational paradise located in south-central Otter Tail County, featuring 19 miles of diverse shoreline and reaching maximum depths of 108 feet.

The City of Battle Lake sits picturesquely on the western shoreline, with two convenient public access points - one on the east side off County Highway 5 and another on the west end at Lions Park.

**LION'S PARK** features a public swimming beach, restrooms, playgrounds, tennis courts, and more, and is only 6 blocks from the Inn. Guests use the park frequently. \*There is also a **boat access** at Lion's Park.

A large fishing pier is just across the street from the Inn.

West Battle Lake is celebrated for its exceptional fishing opportunities, supporting robust populations of walleye, northern pike, bass, and panfish, with black crappies averaging 10.8 inches at five years of age. The lake is also managed as a musky fishery, producing trophy muskellunge over 46 inches,. This makes it a destination for serious anglers seeking that fish of a lifetime.

Winter transforms the lake into a wonderland for ice fishing, snowmobiling, cross-country skiing, and snowshoeing.

Surrounded by forests and rolling hills, the lake provides a stunning backdrop for all water-based activities including boating, swimming, and water skiing.

The lake connects to East Battle Lake via Battle Creek, creating over *7,500 acres of connected recreational waters*.



# YEAR ROUND RECREATION

## CENTRAL LAKES TRAIL & HEART OF THE LAKES TRAIL



## SNOWMOBILE TRAILS

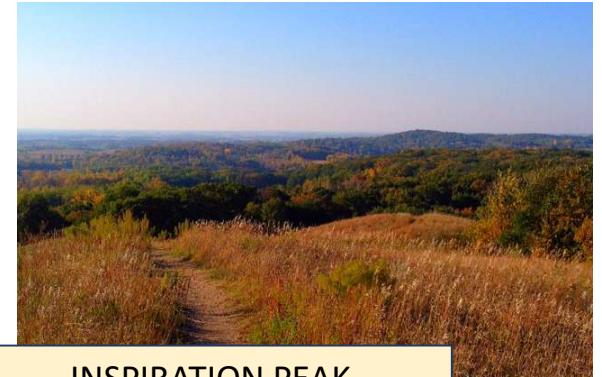


## Glendalough State Park | 3.4 miles

Nestled in the transition zone between prairie and hardwood forest, Glendalough offers a true respite from civilization. A paved bike trail loop and numerous hiking trails meander along five lakes, through rich woods, and blooming prairies. Wildlife abounds year-round, and there are many observation decks along the trails. Trails are groomed in winter for skiing and snowshoeing. Picnicking and swimming is available on two sandy lakes.

## Maplewood State Park | 29.7 miles

Visitors are surprised by the size and incredible beauty of this west-central Minnesota park. There is great fishing, with eight major lakes in this 9,250-acre park. The rolling hills and hardwood forests along the park drive make it an exciting place to watch for wildlife or view fall colors. 25 miles of hiking, 20 miles of horse trails, boat and canoe rental; 5 miles groomed classical, 5 miles ungroomed back-country cross-country ski trails and 21 miles of snowmobile trail.



## INSPIRATION PEAK



## PHELPS MILL

Otter Tail County, MN, offers year-round recreation, including **summer activities** such as fishing, boating, swimming, hiking, biking, and kayaking on its numerous lakes and trails. In **winter**, you can enjoy ice fishing, snowmobiling, cross-country skiing, and snowshoeing.



# BATTLE LAKE & OTTER TAIL COUNTY



## ➤ A Vibrant Four-Season Destination in Minnesota's Lakes Country

Battle Lake is a bustling community of 875 residents nestled around the western edge of West Battle Lake in central Minnesota's renowned "lakes country". Despite its modest size, the community provides comprehensive services including an active Fire Department, Rescue Squad, and City Police Department, ensuring safety for residents and visitors alike. Battle Lake completed a cooperative complete streets project with MnDOT in 2013, creating a more pedestrian-friendly community with public art projects. The region features golf courses, kayaking, bike paths, water sports, exercise clubs, coffee houses, classic 19th-century architecture, bookstores, movie theaters, and restaurants.

## ➤ Year-Round Recreation & Activities:

From summer cabins to lake homes, fall festivals to fish fries, parades to parks, arts & craft shows to floral, gift, ice cream, coffee & tea shops, walleye tournaments to turtle races, Battle Lake offers something for everyone of every age in every season. The area provides unlimited aquatic adventures with boating, water skiing, fishing, and swimming in summer, while winter brings ice fishing, snowmobiling, cross-country skiing, and snowshoeing.

## ➤ Trails & Outdoor Access:

The Glendalough Trail, completed in 2013/2014 and expanded in 2025, offers a gentle 12-mile loop with easy access for people of all ages and abilities, connecting Battle Lake along the shore of West Battle Lake, around Glendalough State Park, and back into town. Multiple state parks and trail systems provide additional hiking, biking, and recreational opportunities.

## ➤ Community Events & Attractions:

The region features charming main streets with local boutiques, gift stores, specialty groceries, and restaurants. Annual events include the Phelps Mill Festival in July, the Otter Tail County Fair in August, and numerous community celebrations throughout the year. For golf enthusiasts, the area boasts 10 golf courses, including nearby Balmoral Golf Course.

## ➤ Education Excellence:

Battle Lake boasts a "Blue Ribbon School" designation by the National Department of Education - the highest honor a school can receive. The district houses K-12 students and includes an early childhood program. The nearby M State campus in Fergus Falls (the county seat) provides higher education opportunities with academic programs in liberal arts and health services for over 60 years.

## ➤ Economic Opportunities & Business Support:

Otter Tail County actively supports business development through its Community Development Agency (CDA), offering comprehensive resources for start-up businesses, property improvements, and industry-specific projects. Available support includes grants and loans through organizations like West Central Initiative, Small Business Development Center consulting, and specialized programs for various industries.

# YOUR EXPERIENCED RESORT AND CAMPGROUND PROFESSIONALS

The resort business is tremendously satisfying. It also involves many moving parts. You want to work with a professional Realtor with real world experience who understands what it takes to succeed. We love helping buyers and sellers continue the Minnesota resort tradition.



**Jennifer Bateman**

Agent/Owner  
218.252.9648

[Jennifer@LakeCountryResortSales.com](mailto:Jennifer@LakeCountryResortSales.com)

Jennifer's resort experience comes from growing up on her family's resort, and purchasing and operating two resorts over a 22 year span. She has specific experience with contracts for deed, management couples, customer service, social media and budgeting. Jennifer also brings the female perspective to family life while living at a resort/campground.

She has a true love of the Minnesota resort industry and she's committed to helping resort sellers get their property ready for a smooth transition, and to help position buyers for success as new owners.



**David Moe**

Broker/Owner  
218.316.0576

[David@LakeCountryResortSales.com](mailto:David@LakeCountryResortSales.com)

David grew up on a small family resort and remembers telling his dad "I would never want to run a resort". After working as an engineer, he decided he wanted to be his own boss and buy a resort. Maybe his dad wasn't so dumb after all!

He and his wife bought Clamshell Beach in the Brainerd area and completely redeveloped the resort to have all new cabins with rentals, fractional ownership, property management and association management. They sold after 23 years and he is anxious to help resort owners and buyers.



**Tim Aarsvold**

Broker/Owner  
320.760.5427

[Tim@LakeCountryResortSales.com](mailto:Tim@LakeCountryResortSales.com)

Tim has been in the real estate and property management business since 1979. During that time, he owned and operated various motels, apartments, and other rental properties, and Geneva Beach Resort in Alexandria, MN.

He has also been a licensed real estate agent and broker, selling residential and new home construction, and brokering the acquisition and sales of several commercial and rental properties. His vision when purchasing each property was to successfully redevelop, repurpose, and upgrade the property to maximize the return on investment.

