



ROYAL STARR RESORT, NEVIS, MN



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OVERVIEW

ROYAL STARR RESORT

19222 Echo Ridge Dr, Nevis, MN 56467

Royal Starr Resort -- A rare opportunity to own a thriving family fishing resort on the quiet shores of Sixth Crow Wing Lake!

Pride of ownership radiates from every corner of this property. Perfectly located in the heart of Minnesota's lake country and just minutes from the bustling tourism towns of Nevis, Park Rapids, Walker, and Dorset, this resort is a rare find and a true gem. It is secluded, private, and the surroundings are nothing but sheer beauty.

Royal Starr offers 13 well maintained cabins, all with efficient mini split A/C units. Additionally, 6 of the cabins have in-floor heat and can be rented year round. Other features include a quaint lodge, 3 bedroom 2 bathroom owner's home, a heated 24' x 56' laundry and shop area, spacious level grounds, huge sandy beach and a brand-new 42' x 60' Morton building ideal for storage or expanding resort operations.

This resort property is considered 'turn key', meaning all the buildings, grounds and equipment are in excellent condition, all cabins are well appointed with up-to-date furnishings, and the financials show continued growth year over year. No initial capital outlay needed!

Adding to the appeal, most of the 41 acres are undeveloped. This offers endless possibilities for future growth and expansion. Additional cabins? Seasonal RV sites? Tiny homes? Come with your ideas!

Here is an opportunity to own a profitable business with significant growth potential and get the lifestyle change you are looking for. Your search ends here! Invest in this proven destination that is perfectly positioned for continued success and growth.



ROYAL STARR RESORT - EXECUTIVE SUMMARY

OFFERING PRICE

\$2,500,000

EXCELLENT LOCATION

- Peacefully situated in the popular vacation destination of Park Rapids and Nevis
- Located in Hubbard County, surrounded by over 1500 lakes of all sizes
- On Sixth Crow Wing Lake, which is connected to Fifth Crow Wing Lake. Together they are 740 acres in size and reach a depth of 40 feet

THE RESORT PROPERTY

- 13 fully furnished housekeeping cabins, of which 6 can be rented year around
- 41 acres of high wooded ground, much undeveloped
- 1418 feet of lake shore
- Nicely wooded with mature pine and leaf trees
- Ample grassy area for yard games

THE OWNER'S HOME

- 3 bedroom, 2 bath with 1900 sq ft of living space. Original home built in the 1950s, with an addition added in the 1980s
- Double detached garage
- Resort lodge attached for convenience, with private outside entrance

ON SITE AMENITIES

- Sandy swimming beach with quality water toys
- Extensive docks, private boat launch
- Playground, sauna, fish cleaning house
- Quaint lodge with merchandise sales



INCOME AND EXPENSES

	2025	2024	2023
Gross Inc.	available with a signed NDA.		
Operating Exp.	available with a signed NDA.		
Adj. Net Inc.	available with a signed NDA.		

THE FINANCIAL PERFORMANCE

- Strong repeat business from satisfied guests
- Please contact us for an NDA for full details



PRICE
\$2,500,000



CAP RATE



NOI
\$-----



RESORT OVERVIEW



CABIN AMENITIES

Royal Starr Resort has 13 individual modern housekeeping cabins: 3 - four bedroom, 2 - three bedroom, 7 - two bedroom and 1 - one bedroom. Each cabin is charming, unique, and tastefully decorated. They also offer a beautiful view of Sixth Crow Wing Lake. All the cabins have a deck with furniture, charcoal grill and picnic table. The cabins have been lovingly improved and maintained by the current owners.

All cabins have bathrooms with showers and/or bathtubs and fully equipped kitchens which include a stove, refrigerator, microwave, coffee maker, toaster, pots/pans, dishes and utensils.

Bed linens are provided but guests bring their own towels for the bath and kitchen. All cabins are impeccably clean and maintained, with quality, updated furnishings and bedding.

DEVELOPMENT OPPORTUNITY

The resort proper uses approximately 10 acres, leaving 31 acres of buildable ground for several expansion possibilities. A new owner could put in RV sites, build a new owner's home, build additional rental cabins, yurts, tiny homes, or come with ideas of your own!



RESORT CABINS – CABIN #1



ROOMY 2 BEDROOM

- 1 queen and 2 double beds
- 1 bath with tub/shower
- Terrific view of the lake
- Large lakeside windows
- Large deck

The cabin is 746 sq. ft and has a maximum sleeping capacity of 7 people.



RESORT CABINS – CABIN #2



2 BEDROOM

- 1 queen and 2 double beds
- Sleeper sofa in the living room
- 1 bath with tub/shower
- Large vaulted great room with ceiling fan

The cabin is 589 sq. ft. and has a maximum sleeping capacity of 7 people.



RESORT CABINS – CABIN #3



2 BEDROOM

- 1 queen, 1 double, and 1 twin bed
- Futon/sleeper in the living room
- 1 bath with tub/shower
- Additional vanity, sink area that is separate from the bath
- Very large great room with ceiling fan

The cabin is 600 sq. ft. and has a maximum sleeping capacity of 7 people.



RESORT CABINS – CABIN #4 and #5



2 BEDROOMS EACH

Mirror floor plan of each other, connected with double locking doors

- 1 queen, 1 double and 1 twin bed
- Futon in living room
- 1 full bath, plus in-room vanities, sink and mirror
- Fully modern with dishwasher, electric fireplace and in-floor heat
- Located close to the beach, with a full lakeside deck
- **They can both be rented year around.**

Each cabin is 700 sq ft and has a maximum sleeping capacity of 6 people.



RESORT CABINS – CABIN #4 and #5



RESORT CABINS – CABIN #6



CHARMING 1 BEDROOM

- 1 bath with shower
- Large window with a lake view
- 1 queen bed in bedroom
- Futon for additional sleeping space

This cabin has 336 sq. ft. and a maximum sleeping capacity of 3 people.



RESORT CABINS – CABIN #7



2 BEDROOM

- 1 queen and 2 double beds
- 1 bath with tub/shower, plus an additional vanity, sink, mirror area
- Sleeper sofa in the living room
- Large vaulted great room with ceiling fan
- Large shady deck with great view of the beach

The cabin has 589 sq ft and a maximum sleeping capacity of 7 people.



RESORT CABINS – CABIN #8



3 BEDROOM

- 2 queen and 2 twin beds
- 1 large bath with tub/shower
- Remodeled kitchen and dining area all facing the lake
- Lake facing great room and deck

This cabin has 748 sq ft and a maximum sleeping capacity of 8 people.



RESORT CABINS – CABIN #9



4 BEDROOMS

- 3 queen beds and 2 twin beds
- 2 baths, 1 with shower and the other with tub/shower
- Futon in the living room
- 30' from the shoreline
- Complete with private deck
- Large lake facing windows for a great view

The cabin has 936 sq ft and has a maximum sleeping capacity of 9 people.



RESORT CABINS – CABIN #10



SPACIOUS 4 BEDROOM

- 2 queen, 2 double and 2 twin beds
- 2 baths with tub/shower
- 3 additional sink/vanity areas
- Futon in the living room
- Complete with loft, in-floor heating, gas fireplace, dishwasher
- Large wrap around deck
- Private lake shore area
- An exceptional view of the lake
- **This cabin can be rented year around**

The cabin has 1176 sq ft and a maximum sleeping capacity of 10 people.



RESORT CABINS – CABIN #11



SPACIOUS 4 BEDROOM

- 2 queen, 2 double and 2 twin beds
- 2 baths with tub/shower
- 3 additional sink/vanity areas
- Futon in the living room
- Complete with loft, in-floor heating, gas fireplace, dishwasher
- Large wrap around deck
- Private lake shore area
- An exceptional view of the lake
- **This cabin can be rented year around**

The cabin has 1176 sq ft and a maximum sleeping capacity of 10 people.



RESORT CABINS – CABIN #12



2 BEDROOM

- 1 queen, 1 full and 1 twin bed
- 1 bath with tub/shower
- Each bedroom has its own vanity and sink
- Dishwasher, electric fireplace and in-floor heat
- Large front room faces the lake with several windows to enjoy the view
- Large deck that extends the entire width of the cabin
- **This cabin can be rented year around.**

The cabin has 700 sq ft and a maximum sleeping capacity of 6 people.



RESORT CABINS – CABIN #13



GORGEOUS 3 BEDROOM

- 1 king, 2 queen and 1 full bed
- 2 baths
- Private sink and vanity are in 2 lower bedrooms
- Knotty pine interior
- Dishwasher, electric fireplace and hot water in-floor heat
- Large windows provide a stunning wooded lake view
- **This cabin can be rented year around.**

The cabin has 1008 sq ft and a maximum sleeping capacity of 10 people.



RESORT GROUNDS and BEACH

- Dockside electric
- Private boat launch
- Extensive docks
- 9 hole disc golf
- Miles of groomed hiking trails
- Pickleball court
- Ample grassy area for yard games

- Huge sand beach with tables and chairs
- Swimming area with quality water toys
- Sauna
- Large playground
- Firepits scattered throughout
- Mature pine and leaf trees



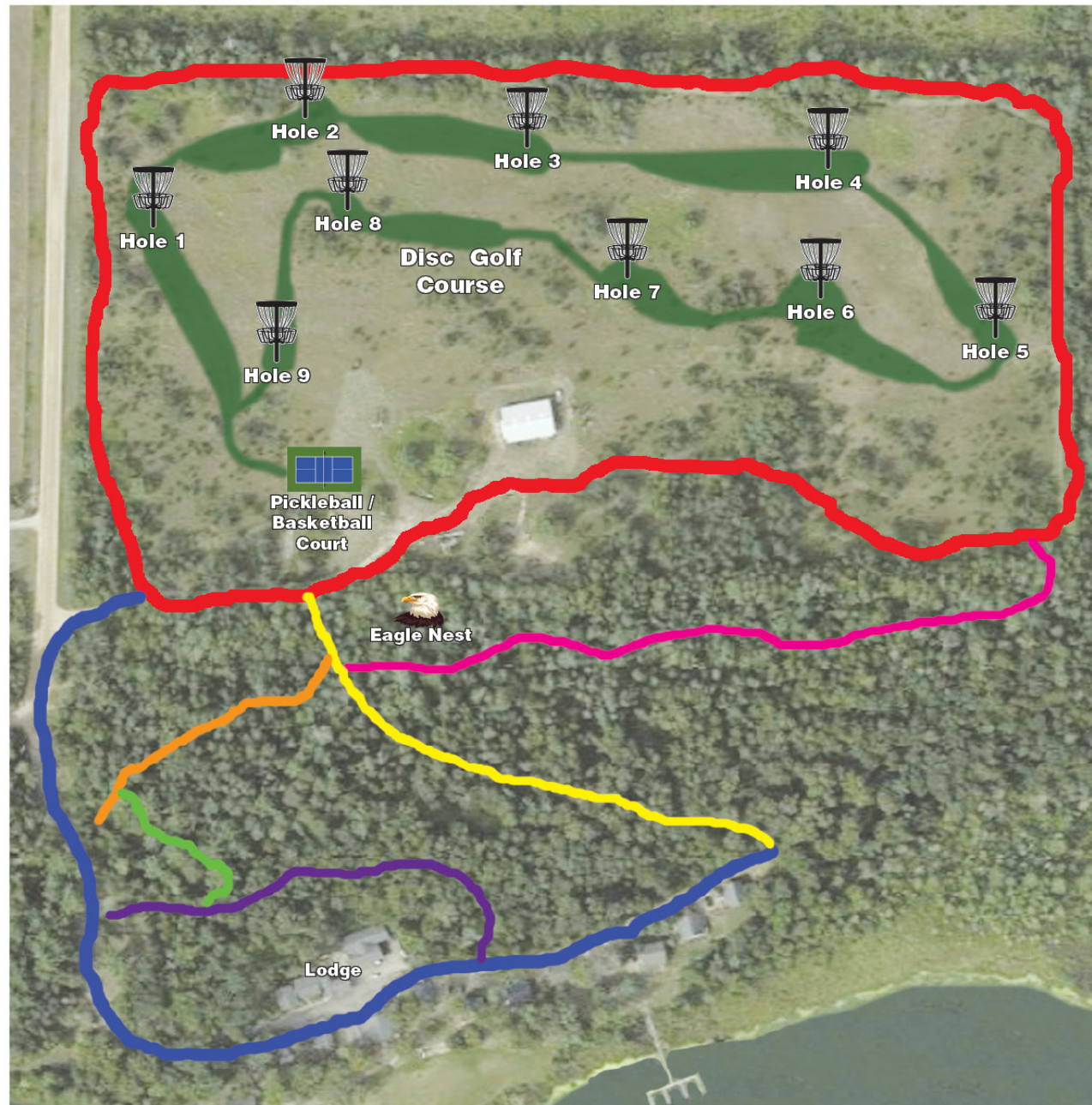
RESORT GROUNDS and BEACH



TRAIL MAP

Resort Hiking Trails

- **Badger Trail**
- **Da Bear Trail**
- **Powerline Trail**
- **Crossback Trail**
- **Woodpecker Trail**
- **High Point Trail**
- **Resort Road**



RESORT GROUNDS



PICKLEBALL COURT



9 HOLE DISC GOLF COURSE



2 MILES OF GROOMED & MARKED HIKING TRAILS



LODGE

The cozy lodge includes:

- Check in area
- Seating area
- Board game table
- Wide variety of merchandise
- Ice Cream
- Attached to owner's home for convenience



BOATS and DOCKS

The income stream for Royal Starr Resort includes boat rentals. Sixth Crow Wing Lake is a well-known lake for excellent fishing and general water sports.

DOCK INFORMATION

- 8 roll-in docks
- Large floating marina dock
- 22 boat slips
- Electric at shore
- Gas available for purchase
- Private boat launch

BOAT RENTALS

- 20' Bennington pontoon with 70 hp
- 20' Fishing pontoon with 40 hp
- 22' Family pontoon with 40 hp
- 2 - 16' fishing boats with 25 hp
- 16' Alumacraft Yukon 165 Tiller with 40 hp

WATER TOYS

- Paddleboats
- Kayaks
- Stand up paddle boards
- Canoes
- Swim rafts
- Water slide



RESORT

Included in the sale is an extensive inventory of quality equipment.
Full list available upon request.

2016 Bobcat Toolcat 5600

- Universal Hitch Attachment
- SP200 Snowblower Attachment
- Pallet Fork Attachment
- Rotary Brush Attachment
- Dirt Bucket
- Log Grapple
- Telescoping Boom
- Snow Tires on Rims

2015 Yamaha Golf Cart

2022 Club Car Golf Cart

2003 Easy Go Golf Cart

2025 Cub Cadet Zero Turn Mower

Stihl Backpack Blower

Stihl String Trimmer

Cyclone Rake and Attachments

DR Brush Mower

DR Stump Grinder

Stihl Cordless Push Mower

Stihl Cordless Leaf Blower

Stihl Cordless Pole Saw

Stihl Cordless Chain Saw

(2) Stihl 36 Volt Batteries with Charger

(2) Broadcast spreaders

Portable Garage Heater

(2) Window A/C units

Sprinkler Pump

Pressure Washer

Water Pump



OWNER'S HOME



MAIN HOUSE

The 1900 sq ft owner's home was built in the 1950s with an addition added in the mid 1980s. It has 3 bedrooms and 2 bathrooms. Other rooms include a large living room, kitchen and dining area with a pellet stove for heat. The primary bedroom is on the lower level and has a walk in closet. One bedroom is currently being used as an office, but could be converted back to a bedroom if needed. The back deck and yard off the back offer privacy. The home is connected to the lodge for convenience.

DOUBLE GARAGE

Detached 24 x 56 shop/laundry with in-floor heat, 1/2 bath and 3rd heated garage stall. Shop also has walkable attic space with ample storage space.



OWNER'S HOME



SUPPORT BUILDINGS and ADDITIONAL ACREAGE

