

NAIPfefferle

LaCanne's Resort For Sale

Rustic Cabins, Pavilion, Restaurant & Bar

10689 Swamp Lake Road
Tomahawk, WI 54487



For additional information, please contact:

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VISIT
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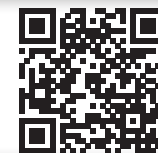




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Property Overview



Features

Resort-located on 293-acre Swamp Lake

- Great fishing
- Great boating
- Great snowmobiling
- Great ATV trails

Operations year-around / 4 seasons

- Multiple winter events on lake
- On major snowmobile and ATV trails
- 2,300 SF waterfront with beach

This stunning resort, located on pristine 293-acre Swamp Lake, offers year-round business potential with unparalleled recreational amenities. Nestled in an outdoor enthusiast's dream location, it's perfect for those seeking both relaxation and adventure.

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PROPERTY SUMMARY

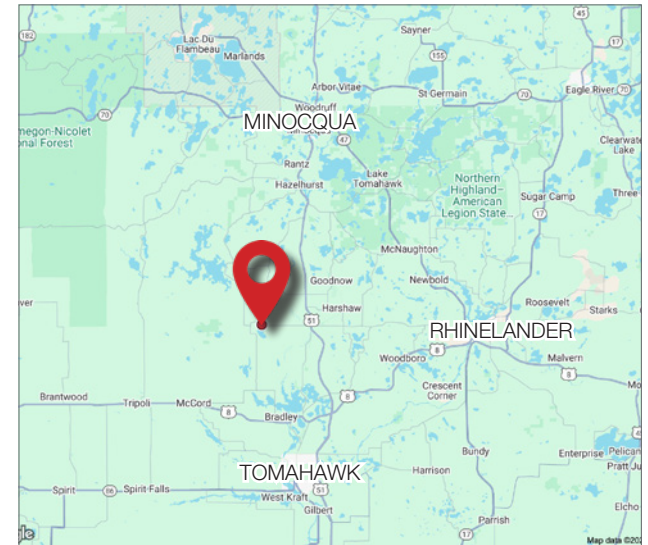
REDUCED PRICE	\$1,998,000 \$1,799,000*
ADDRESS	10689 Swamp Lake Road, Tomahawk, WI
CABINS	9, ranging in size, fully furnished, living room, kitchen-dining area, bathrooms-showers
CAMPGROUND	7 sites
MOBILE HOME PADS	5 pads; leased
TAVERN/GRILL	Yes, with bar food
PAVILION	Yes, with bar and entertainment
LOT SIZE	24.8 Acres
LAKE/ShORE	293 acres; 2,300 SF water frontage, boat landing, shared docks/piers

*Seller willing to remove Bear Cabin and reduce the price of the resort by \$150,000.



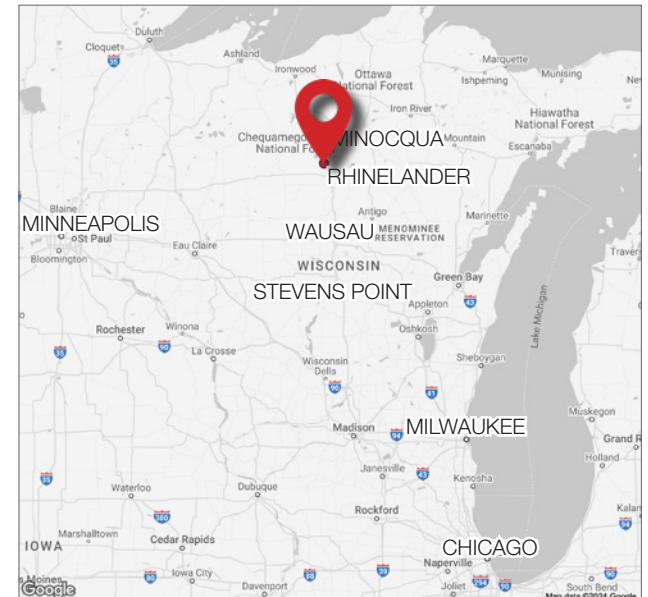
Location Advantages

- Small-town charm while offering the amenities of a larger city
- Close to communities to the south and east
- Known as a wonderful place to retire, as well as a safe and great place to raise a family
- Excellent school system, over 20 churches of various denominations and a vibrant business community
- Good balance between tourism and industry

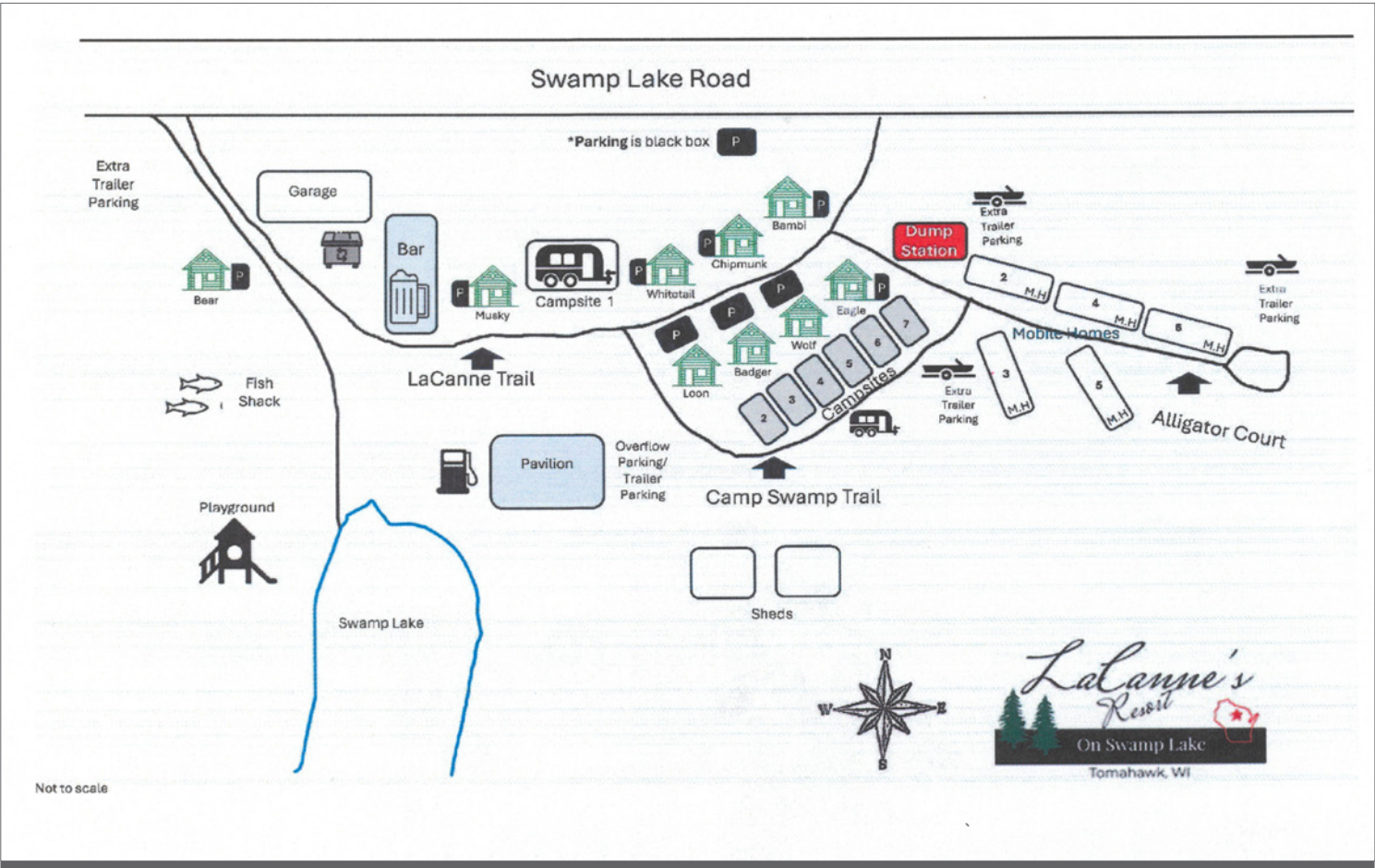


Driving Distance to Major Cities from Property

RHINELANDER	19 miles
MINOCQUA	20 miles
WAUSAU	55 miles
STEVENS POINT	87 miles
MINNEAPOLIS	238 miles
MILWAUKEE	241 miles
CHICAGO	329 miles



Resort Layout



9 Rustic Cabins

- Newly renovated with new appliances
- All cabins fully furnished
- New air conditioning units and furnaces (less than 2 years old)
- Available year-round for rent
- Shared dock available for boats



The Musky Cabin

2 bedrooms: 1 queen size bed and 1 bunk bed with a full size mattress (bottom) and twin size mattress (top)

Whitetail Cabin

3 bedrooms: 1 queen size bed and 2 full size beds

Bear Cabin

3 bedrooms: 3 full size beds

Loon Cabin

3 bedrooms: 3 full size beds

Chipmunk Cabin

2 bedrooms: 2 full size beds

Bambi Cabin

2 bedrooms: 1 queen size bed and 1 full size bed

Badger Cabin

1 bedroom: 1 queen size bed; studio style

Wolf Cabin

1 bedroom: 1 full size bed; studio style

Eagle Cabin

1 bedroom: 1 queen size bed; studio style



Interior Cabin



Waterfront



Fall Ride



Winter Sports

Winter is the busiest time of the year at LaCanne's Resort, where guests enjoy direct access to professionally groomed trails. Snowmobile and ATV riders take full advantage of the pristine conditions, while winter racing events add an extra thrill to the season. For those who prefer a slower pace, ice fishing on the frozen lake offers a peaceful retreat in the heart of winter.



Pavilion

- Newly renovated
- All new appliances



Tavern

- Newly renovated
- All new appliances



Tavern - Office/Kitchen

- Newly renovated
- All new appliances



Mobile Home Sites



Fuel Station



Fish Cleaning Station



Grounds



Playground

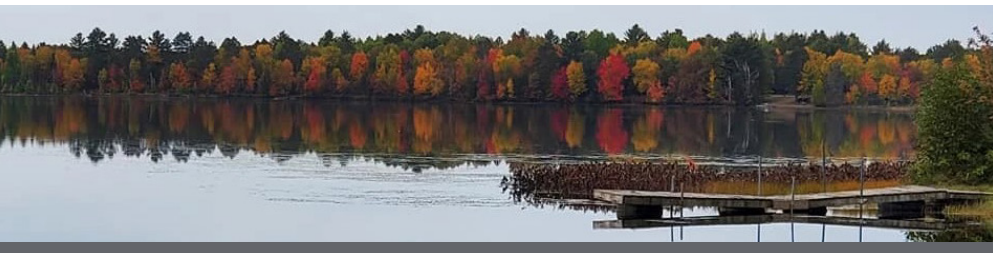


Security

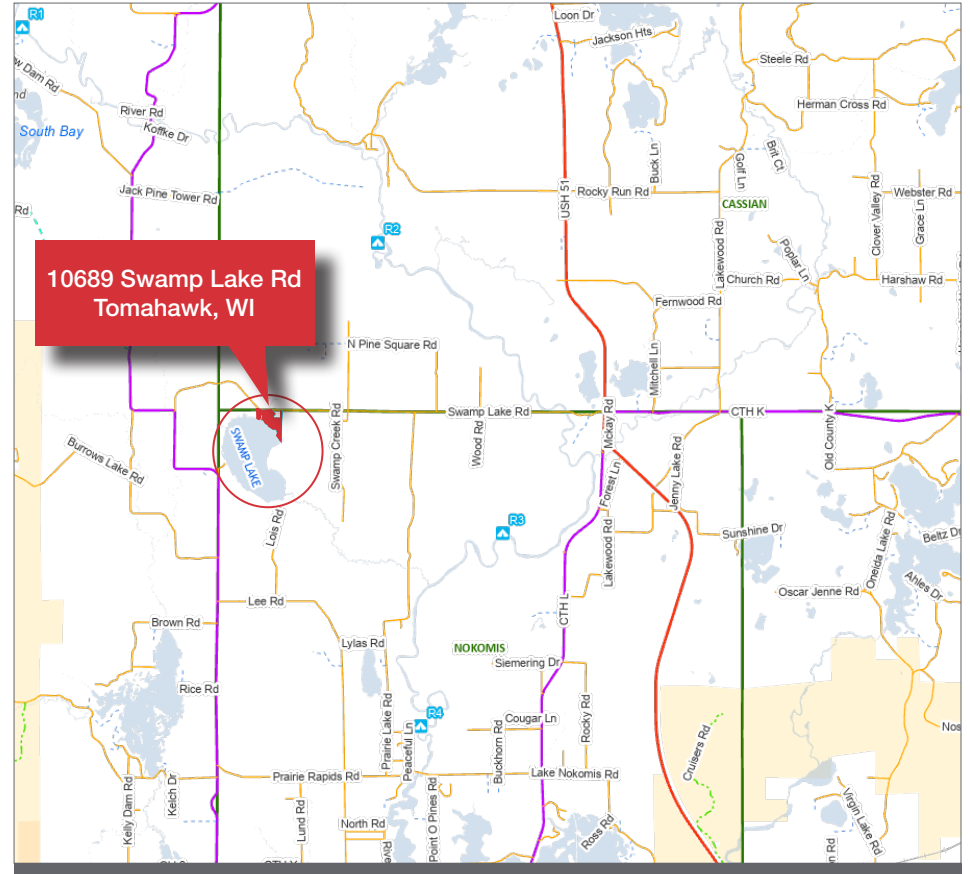


Items Included with Listing Price of the Resort:

- 5 new aluminum docks and #1 steel dock
- 5 Aluminum boats
- 3 Kayaks
- 4 Paddle boats
- 1 20' pontoon with 40 hp Johnson
- Wedding pergola
- Band stage
- 30' x 30' big top tent
- 2 blue porta potty
- Contents in the 2 green sheds (all chairs & beach chairs), except for 2 black outdoor chairs & side table not included.
- All outdoor tables & chairs
- Outdoor picnic tables
- Fall Ride burnout pit
- Contents inside the Pavilion that are included in the sale are all tables & chairs, 3 TV's, 1 ice maker, 1 stand up frig and 1 beer cooler & games. Not Included in the sale; Stereo/audio/mic system & speakers in the sale. System can be added to the purchase for an additional \$10,000.00.
- All plumbing, wiring, and building materials inside the garage and the shed next to the garage.
- Full security system on the grounds
- Inside the bar: #6 TV's, bar lights, games, tables & chairs, 3 bar area coolers, glassware, crock pots, heat lamp, 2 deep fryers, 1 small frig, 1 stand up freezer, 2 pizza makers, turbo chef, microwave, large double door beer frig, 1 standard frig, 6 chest freezers, washer and dryer,
- Alcohol will need to be purchased separately at the time of the sale. Seller will provide an inventory list that includes the cost.
- 9 cabins- fully stocked kitchens with appliances including all bedding, Living Rm and Dining Rm. furniture.
- 2 new septic tanks to be installed at the time of purchase at the cost of the seller and will be registered with Oneida county. At that time all septic's will be new and in compliance with Oneida county. Cost \$33,080.00



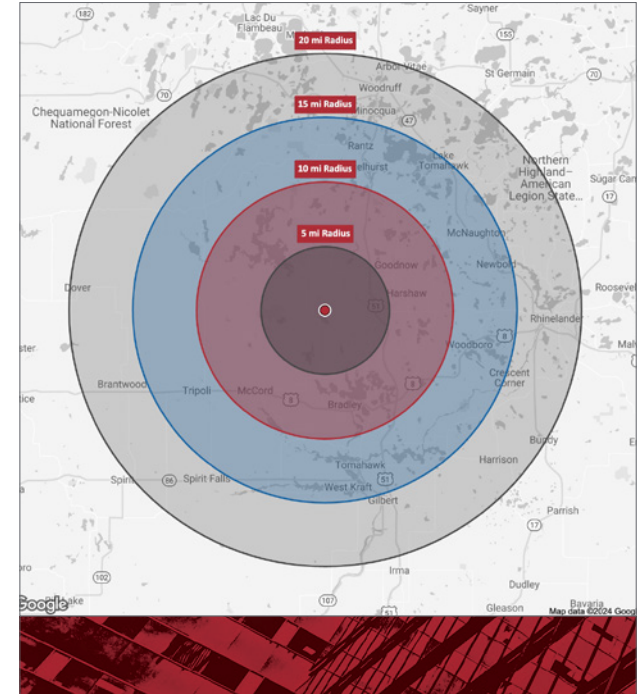
GIS Maps



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Demographics

	5 MILES	10 MILES	15 MILES	20 MILES
POPULATION				
2024 ESTIMATE	976	6,522	19,871	40,669
HOUSEHOLDS				
2024 ESTIMATE	478	3,130	9,220	19,043
AVERAGE HOUSEHOLD INCOME				
2024 ESTIMATE	\$100,786	\$98,469	\$99,712	\$93,874
TOTAL ANNUAL CONSUMER EXPENDITURE (2024)				
FOOD AND BEVERAGES	\$4.41 M	\$26.06 M	\$84.66 M	\$181.72 M
ENTERTAINMENT	\$1.72 M	\$10.16 M	\$32.92 M	\$70 M
TOTAL HOUSEHOLD EXPENDITURE	\$30.09 M	\$178.16 M	\$577.96 M	\$1.24 B



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Celebrating 16 years as a commercial real estate advisor with NAI Pfefferle, Ark Rhowmine is the designated broker for the Wausau office with the Central Wisconsin Board of Realtors and Multiple Listing Service (MLS). Ark provides professional brokerage services for clients and tenants wishing to buy, sell or lease commercial and investment properties. He specializes in manufacturing-warehousing, retail and office sites, along with mobile home parks, working with national, regional and local clients.

Ark joined NAI Pfefferle in 2008. He began his real estate career in 2004 and obtained his real estate broker's license in 2007. Prior to real estate, Ark has 23 years of health care administration experience, including 20 years specializing in medical and dental group management.

Ark has worked with such companies as American Asphalt, Ascension Health, Biggby's Coffee, Coca Cola, Cray, Inc., Crystal Finishing, Custom Window Group Inc., Krist Oil, McDonald's Restaurants, Papa Murphy's, Schierl Oil, Skyward Inc., Weathershield and W.O.W. Logistics.

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.