



SALE BROCHURE

One Heartland Camp

26001 HEINZ RD

Willow River, MN 55795

PRESENTED BY:

FRANK JERMUSEK, JD

O: 952.820.1615

frank.jermusek@svn.com

EMILIA MOLLE

O: 952.820.1618

emilia.molle@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,115,000
GROSS BUILDING AREA:	35,985 SF
	Main Lodge
UNITS:	15 Cabins
	Manager's Quarters
LOT SIZE:	79.14 Acres
PARCELS:	170209000, 170092000, 170090000
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of One Heartland ("Property") located in Willow River, MN. The Property previously functioned as a children's camp resort with a variety of buildings including a main lodge, cabins, manager's quarters, storage facilities, and recreational amenities on 79.14 acres of land bordering multiple lakes. The main lodge spans 21,811 sf and includes a retreat center, cafeteria, recreation rooms, sleeping facilities for 75 and more. The property also features a manager's quarters, multiple shower houses, several storage buildings, and 15 cabins ranging from 320 to 512 square feet each. Recreational facilities include a sports court, basketball hoops, a swimming pool, a climbing tower, a baseball field, playgrounds, archery, hiking trails, lake activities, ropes courses, a grandstand and more. Approximately 55+ acres are still left for future development.

PROPERTY HIGHLIGHTS

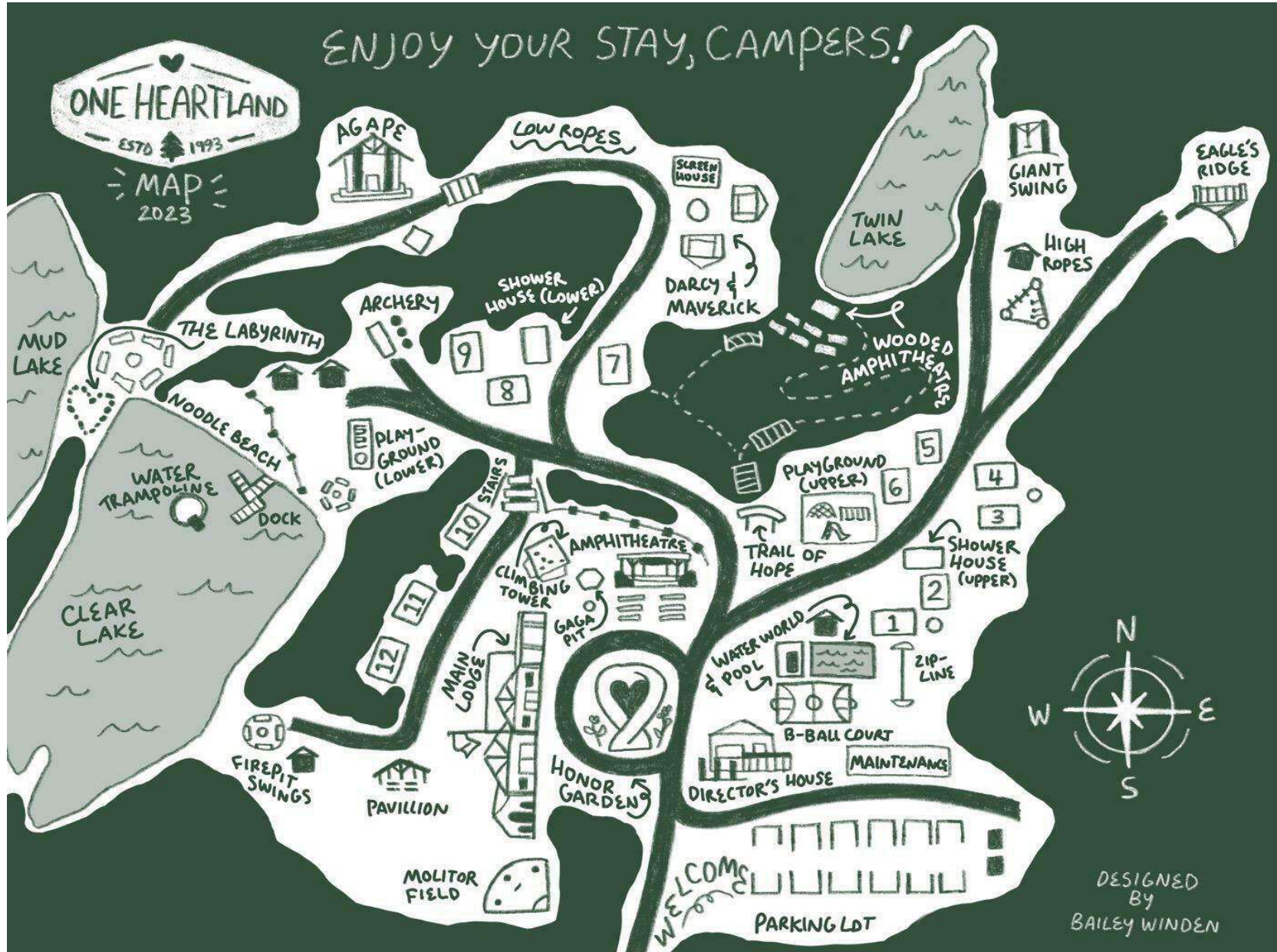
- Former children's camp resort located within two hours of the Twin Cities Metro on 79.14 acres of land bordering multiple lakes. Future uses for the property could include continuing on as a camp or converting to a resort, corporate retreat, rehabilitation facility, etc.
- Facilities include a 21,811 sf main lodge, 15 cabins ranging from 320 to 512 sq ft, a manager's quarters and multiple outbuildings
- Recreational facilities include a sports court, basketball hoops, a swimming pool, a climbing tower, a baseball field, archery, hiking trails, lake activities, ropes courses, playgrounds, a grandstand and more
- Of the 79.14 acres of land, approximately 55+ is vacant and available for future development



PROPERTY HIGHLIGHTS

- Bordering Clear Lake, Mud Lake and Twin Lake, this Property has a prime location with good visibility and access via Interstate 35, State Highways 18 and 23, and is approximately 94 miles north of the Minneapolis-St. Paul area and 50 miles southwest of Duluth.
- The lodge building is 11,352 sq ft with a 10,459 sq ft basement, featuring fireplaces, a cafeteria, kitchen, offices, bunk rooms with sleeping for 75 people, restroom and shower facilities, a health center, multiple common areas, conference/event and meeting spaces, a soda shop, a screen porch, patio, and canopy.
- The manager's quarters is 1,296 sq ft with a living room, kitchen, three bedrooms, two baths, walk-in closet, and bath off the master bedroom, as well as two wood decks
- Two shower and bath house buildings total 2,234 sq ft (1,117 sq ft per building) and feature a 91-gallon gas water heater, built-in water softener, and air exchanger system.
- Cabins 1-6 are three-season cabins (392 sq ft each) with two decks per building
- Cabin 7 is 480 sq ft with two decks, while Cabins 8 and 9 are 512 sq ft each with decks varying in size.
- Cabin 10 is 384 sq ft with two decks. Cabins 11 & 12 are 512 sq ft, while Cabins 13 & 14 are 432 sq ft each, multiple decks.
- Cabin 15 is 320 sq ft with a 120 sq ft deck with views of two lakes.
- Two storage buildings of 1,200 sq ft each and one of 720 sq ft.
- Utilities include public electric, well, septic, natural gas.
- Recreational facilities include a sports court, basketball hoops, a swimming pool, a climbing tower, a baseball field, playgrounds, archery, hiking trails, lake activities, ropes courses, a grandstand and more.
- Approximately 55+ of the 79.14 acres are still left for future development.

CAMP MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



WILLOW RIVER, MN

Willow River, Minnesota, is a small town located in Pine County in northern Minnesota. It is nestled along the banks of the Kettle River and is known for its peaceful rural setting, offering easy access to outdoor activities such as hiking, fishing, and camping in nearby General C.C. Andrews State Forest and Banning State Park. The town is conveniently situated near Interstate 35, making it accessible to larger cities like Duluth, which is about 50 miles to the northeast, and the Minneapolis-St. Paul metropolitan area, approximately 100 miles to the south. Willow River offers a quiet, close-knit community atmosphere amidst the natural beauty of northern Minnesota.

Proximity to Larger Cities:

50 miles southwest of Duluth, MN

63 miles east of the Brainerd/Baxter area

72 miles southeast of Grand Rapids, MN

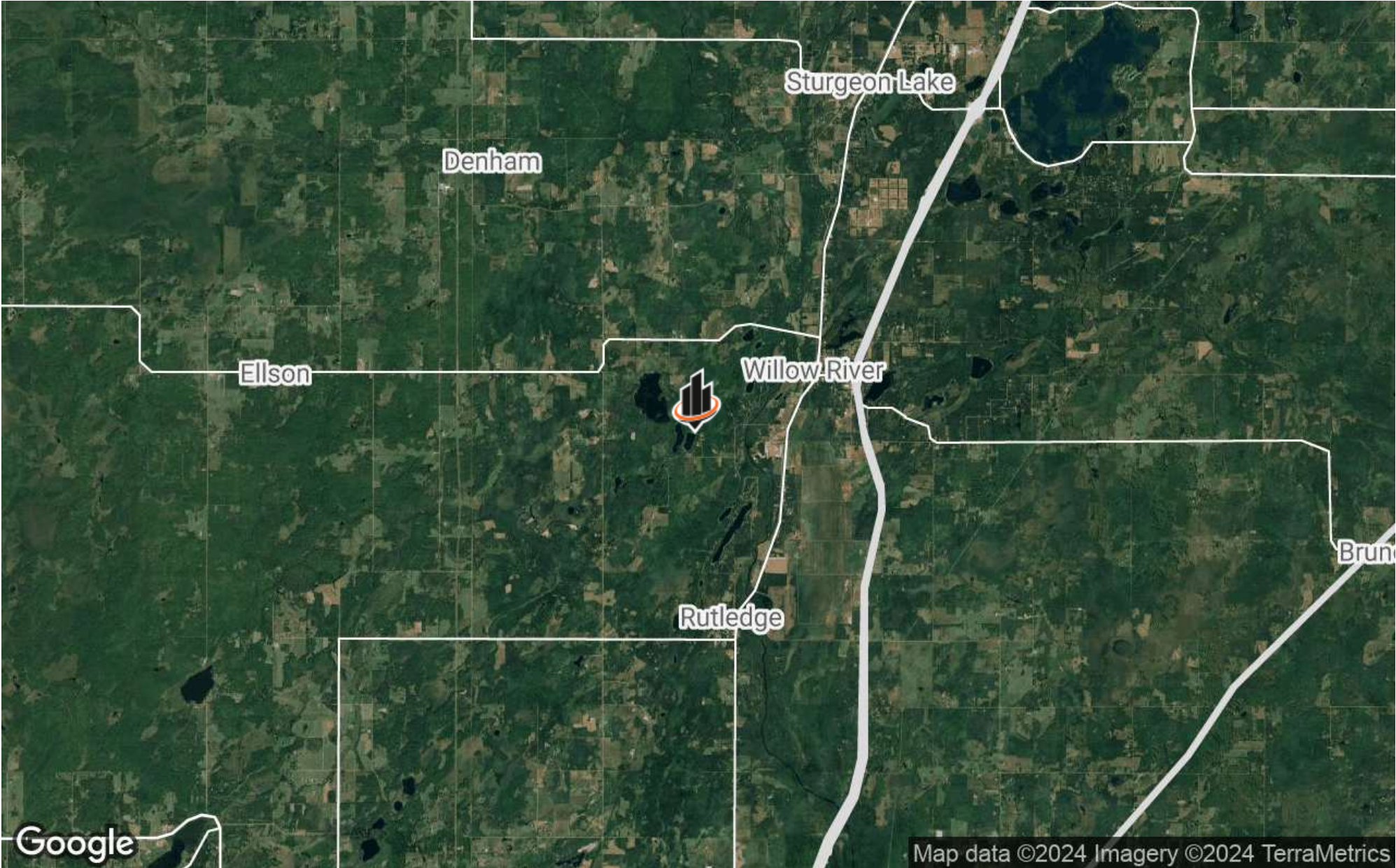
100 miles north of the Minneapolis-St. Paul Metropolitan area

Airports in close proximity include Range Regional Airport (60 miles), Duluth International Airport (50 miles), and Minneapolis-St. Paul International Airport (100 miles).

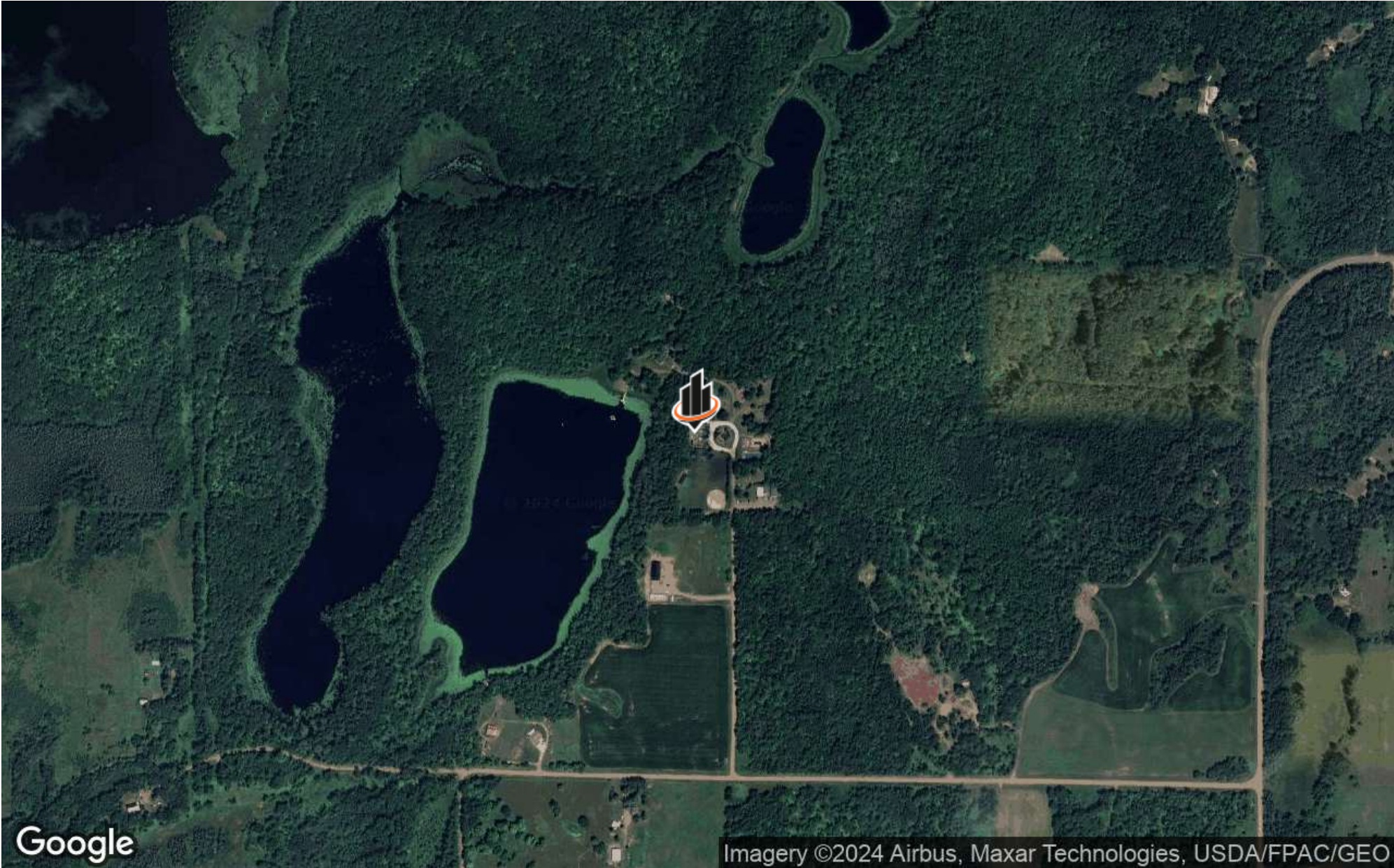
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	364,454	4,832,764	8,491,290
AVERAGE AGE	43	40	41
AVERAGE AGE (MALE)	42	39	40
AVERAGE AGE (FEMALE)	44	41	42

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	151,598	1,911,772	3,416,074
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$93,424	\$120,288	\$110,318
AVERAGE HOUSE VALUE	\$289,268	\$391,202	\$342,632

Demographics data derived from AlphaMap

