



THUMPER POND RESORT

300 THUMPER LODGE ROAD
OTTERTAIL, MN 56571

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Property Summary



OFFERING SUMMARY

Sale Price: \$3,995,000

Keys: 78

Total Square Footage [All Bldgs]: 104,257 SF

Lot Size: 237 Acres

YEAR BUILT

Year Built: 2001

Most Recent Renovation: 2016

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale the Thumper Pond Resort in Ottertail, MN ["Property"]. This one-of-a-kind offering features 78 rooms, a bar and restaurant (Willy T's Tavern & Grill), 18-hole championship golf course, activity center [water park], event venue, and 26-unit RV/mobile home park. Construction of the water park was completed in October of 2016. This is a profitable year round resort which has a great online reputation.

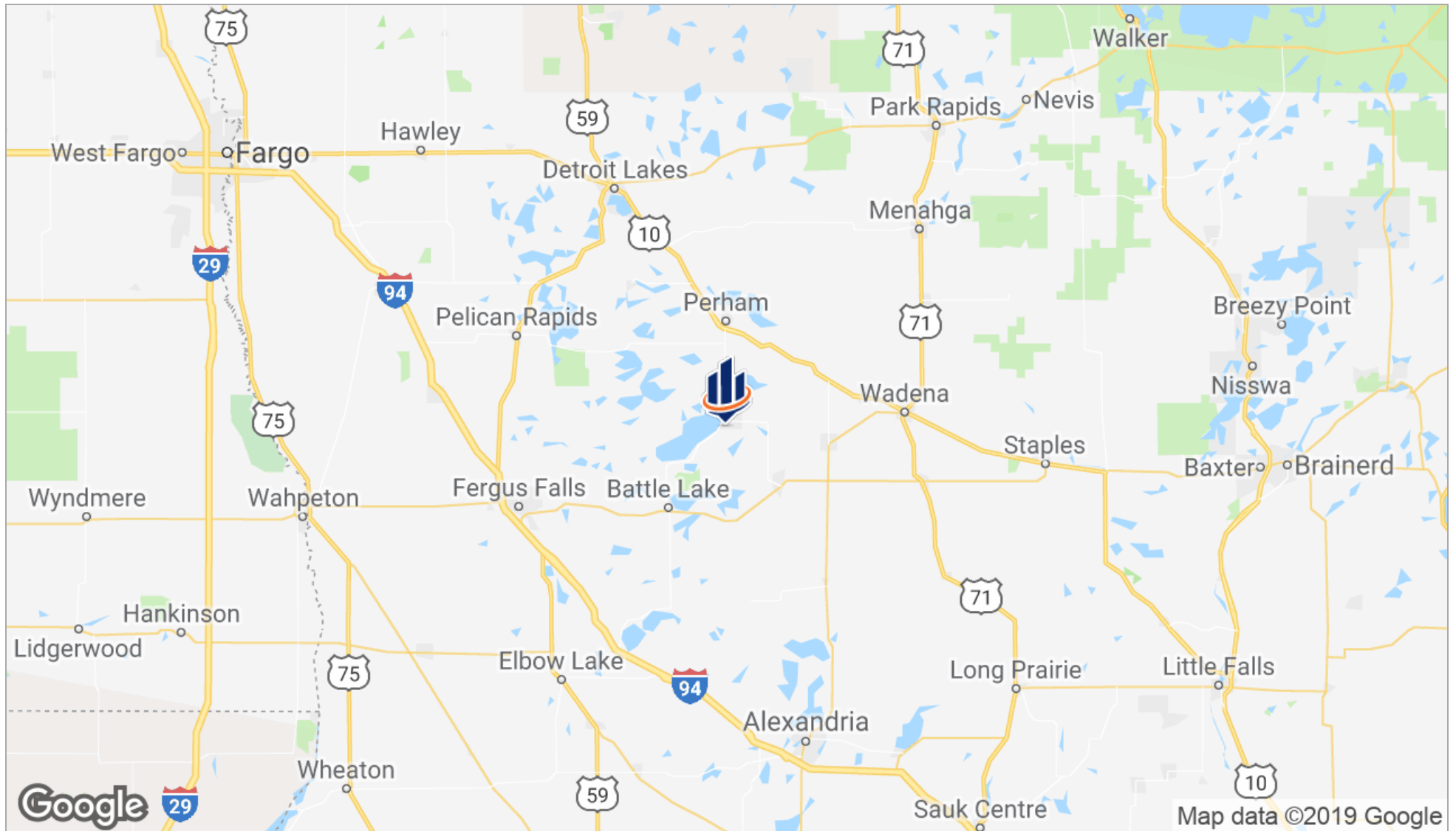
PROPERTY HIGHLIGHTS

- 78 keys in the hotel - King Suite, Double Queen Suite, King Whirlpool Suite, King Twin Suite, King Whirlpool Fireplace Suite
- Bar & Restaurant - Willy T's Tavern & Grill [Classic American Dining]
- 18-Hole Championship Golf Course [Designed by Eric Niskanen] - The Property Also Includes a 350-Yard Practice Range, Short Game Area, and Two Putting Greens
- Activity Center [Water Park] - 12,000 Square Foot Center
- Event Venue - Indoor and Outdoor Venues
- 26-Unit RV/Mobile Home Park - All Sites Feature Large Level Pads and Full Hookups
- **Approximately 54 acres of development land available separately for \$1,195,000**

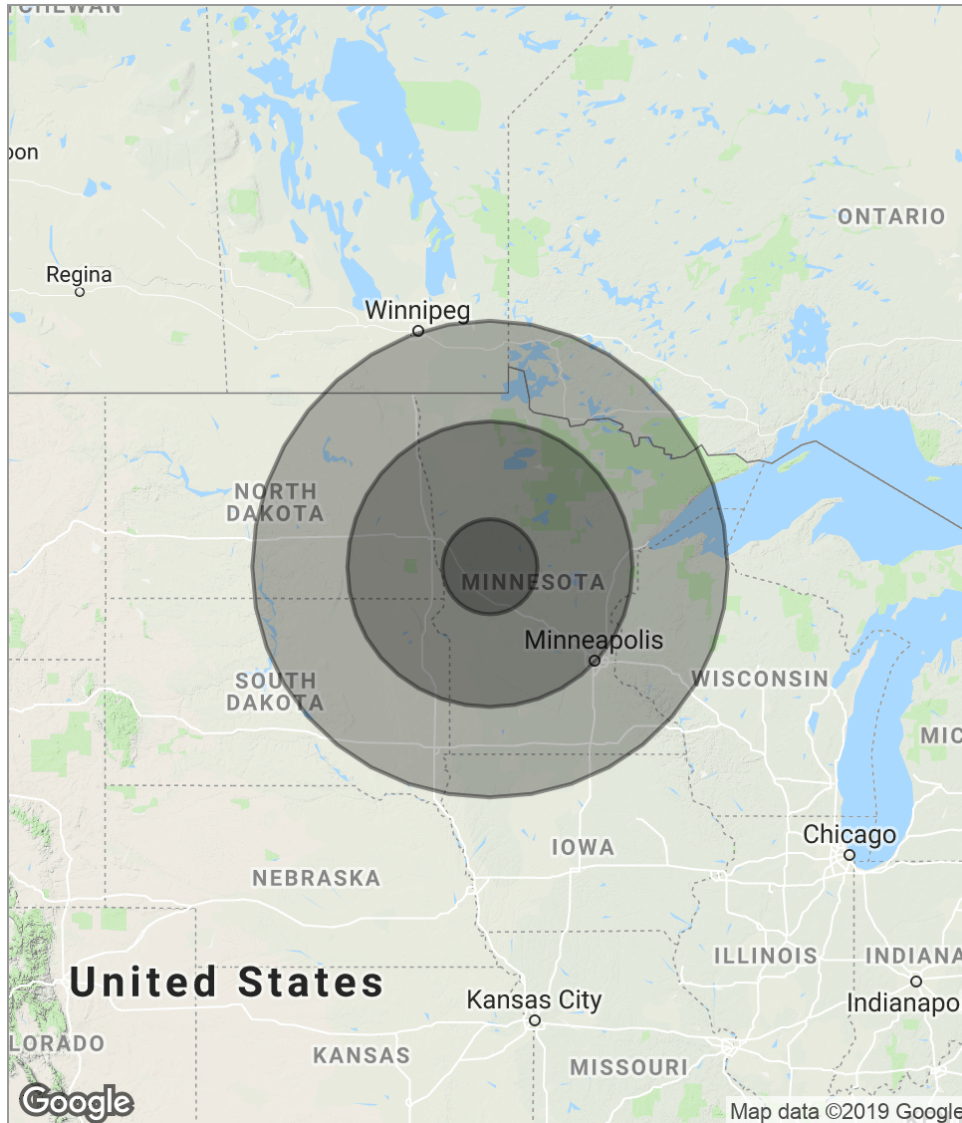
Additional Photos



Location Maps



Demographics Map



POPULATION	50 MILES	150 MILES	250 MILES
Total population	217,283	1,887,394	8,823,169
Median age	43.3	38.0	38.4
Median age [Male]	42.0	37.2	37.6
Median age [Female]	44.5	38.8	39.2
HOUSEHOLDS & INCOME	50 MILES	150 MILES	250 MILES
Total households	93,628	731,852	3,561,511
# of persons per HH	2.3	2.6	2.5
Average HH income	\$54,975	\$61,660	\$73,692
Average house value	\$191,434	\$192,915	\$231,521

** Demographic data derived from 2010 US Census*