



FOR SALE

EDGEWATER RESORT

Spring Lake, MN

18 +/- Acres

OFFERED AT:

\$1,750,000

ABOUT THIS PROPERTY:

An opportunity of a lifetime awaits on the peaceful northeastern shore of Sand Lake! Nestled on 18 scenic acres, The Edgewater Resort is a beloved Northwoods destination with over 30 years of successful operation and a strong base of returning guests.

This well-established resort features five charming, lakeside cabins, each just steps from the shoreline, offering classic Northwoods character. A spacious 7-bedroom guest lodge includes a game room, dining area, and large shared shower room—perfect for group retreats or vacation gatherings. The main lodge, complete with two bedrooms and an office, serves as the central hub for operations.



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More About this Property:

Resort amenities include; a sandy beach for swimming and relaxing, private boat ramp and multiple docks for easy lake access, and traditional wood-fired sauna. Throughout the resort there are several garages and storage sheds, numerous seasonal RV and campsite spots, plus additional on-site comforts and features throughout the property.

Excellent fishing, boating, and recreational opportunities make this a go-to destination for outdoor enthusiasts. From early morning casting to evening bonfires by the water, there's no shortage of ways to unwind and enjoy the natural beauty.

With additional land for future development, strong cash flow, and all resort assets included in the sale—plus summer bookings already secured—this is a rare turnkey opportunity for the next owner to step in and thrive.

Whether you're looking to expand your portfolio or take on a new venture in a stunning lakeside setting, The Edgewater Resort offers unmatched potential.

Directions: From Spring Lake: Head west on County Rd 4, then turn left onto N Center Rd. Follow it straight into Edgewater Rd, resort is on the right side.

Legal Description: LOT 1 LYG W OF EDGEWATER RD LESS REV DESC NO 1 Itasca County, MN

Address: 52001 Edgewater Road Spring Lake, MN 56680

Taxes: \$2,336.00

Income Potential: Turnkey Resort

FEATURES:

- 18 +/- acres
- Turnkey resort
- Steady cash flow
- Opportunity for expansion
- Seasonal spots and cabin rentals
- 5 cabins plus lodge and main lodge
- Sandy beach and boat ramp
- Game room and sauna onsite

**ITASCA COUNTY,
MINNESOTA**



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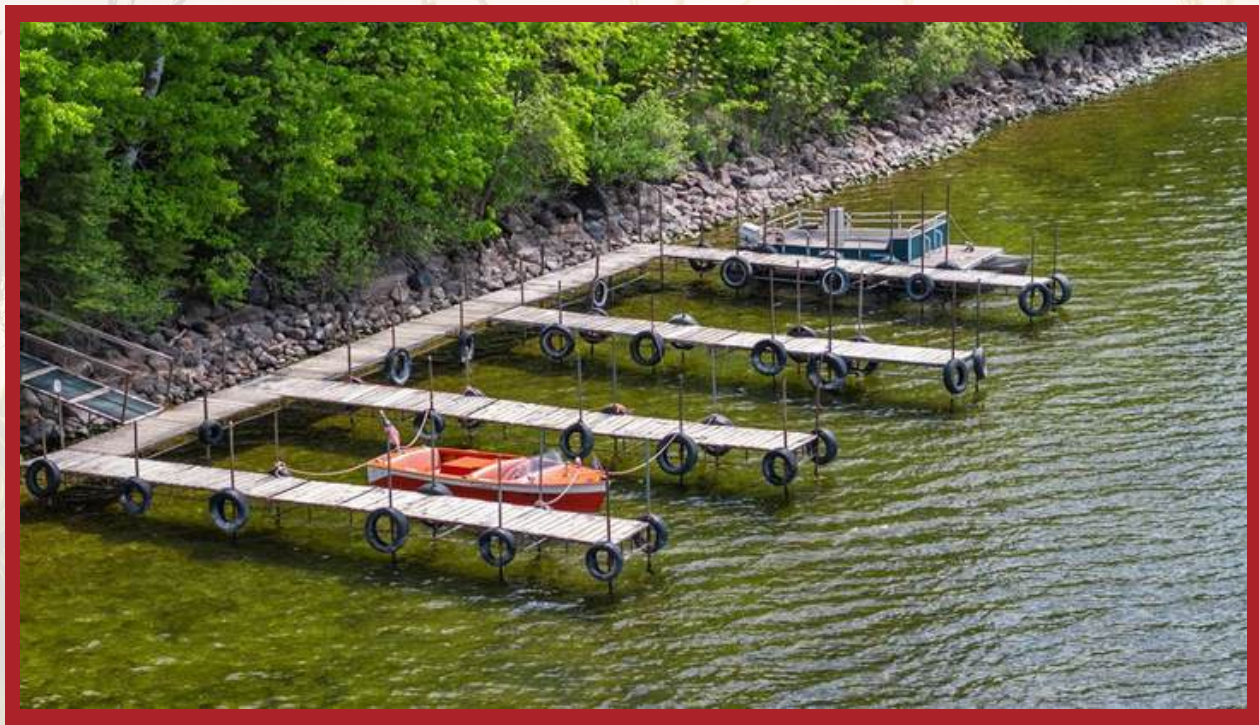


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About the Agent:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age, Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry - his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.



Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson and Presley, and their black lab, Tilly.

JORDAN YIRA , LAND AGENT



320-333-8867



Jordan@AmericanLegacyLandCo.com