



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**BREEZY PINES RESORT
& CAMPGROUND**




Hubbard County, MN

13.1 +/- Acres

OFFERED AT:

\$1,399,999

ABOUT THIS PROPERTY:



Welcome to Breezy Pines Resort & Cabins, a serene year-round retreat nestled between Middle and East Crooked Lakes in beautiful Nevis, Minnesota. Situated on 13 acres of towering pines with over 2,000 feet of pristine lake shoreline, this turnkey resort offers seven fully furnished cabins and multiple full-hookup RV sites, all surrounded by natural beauty and just minutes from Paul Bunyan State Forest and Itasca State Park. Each cabin features its own unique charm with updated interiors, full kitchens, private bathrooms, air conditioning and heat, comfortable living spaces, and outdoor decks with Weber grills and fire pits. From the cozy one-bedroom Cabin 3 with knotty pine and vaulted ceilings to the larger Cabin 4 that sleeps up to eight, guests will find accommodations suited for romantic getaways, group vacations, and everything in between.

More About this Property:

Many cabins offer stunning lake views and easy access to the shoreline, while others provide a more secluded, forested setting for added privacy. The property also includes a welcoming lodge with lounge seating, games, a pool table, and limited Wi-Fi, providing a perfect gathering spot on rainy days. Additional amenities include a fish cleaning house, swim beach, raft, horseshoe pits, boat and pontoon rentals, and guided fishing opportunities on some of Minnesota's clearest and most productive lakes. Guests can also enjoy nearby ATV trails and over nine golf courses within a 20-mile radius. Breezy Pines Resort is pet-friendly and known for its pristine setting, rustic charm, and exceptional hospitality, making it a highly desirable destination for vacationers and a rare opportunity for investors seeking a proven, income-generating property in the heart of Minnesota lake country. Whether you're looking to own a hospitality business or simply want a private compound for extended guests and friends, Breezy Pines delivers the perfect blend of relaxation, recreation, and natural beauty.

Directions: From Nevis, go north on County 2 (4+) miles to #25138 on right.

Legal Description: SECT-15 TWP-141 RANGE-033 6.50 AC P/O GL1 S & SE OF FOL LN: FR NE COR S279.67 PB SW705 TO LK & TERM, SECT-15 TWP-141 RANGE-033 4.50 AC P/O GL1 FR NE COR S204.3 PB S75.37 SW697 TO LK NW AL LK TO PT NE573 E318.4 TO PB /TRACT 4/, SECT-15 TWP-141 RANGE-033 2.10 AC P/O GL1 FR NE COR S204.3 W318.4 PB W266.15 SW334 TO LK SE AL LK TO PT NE573 TO PB /TRACT 3/ Hubbard County, MN

Address: 25138 County 2 Nevis, MN 56467

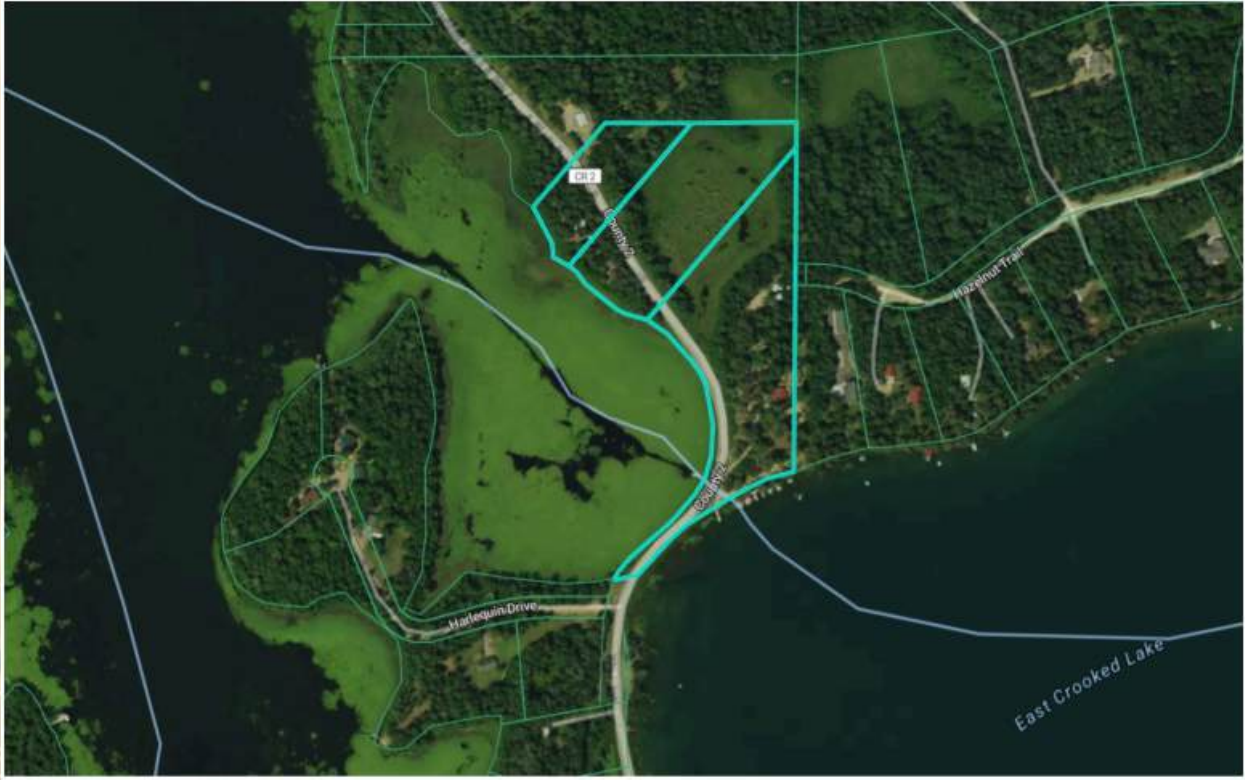
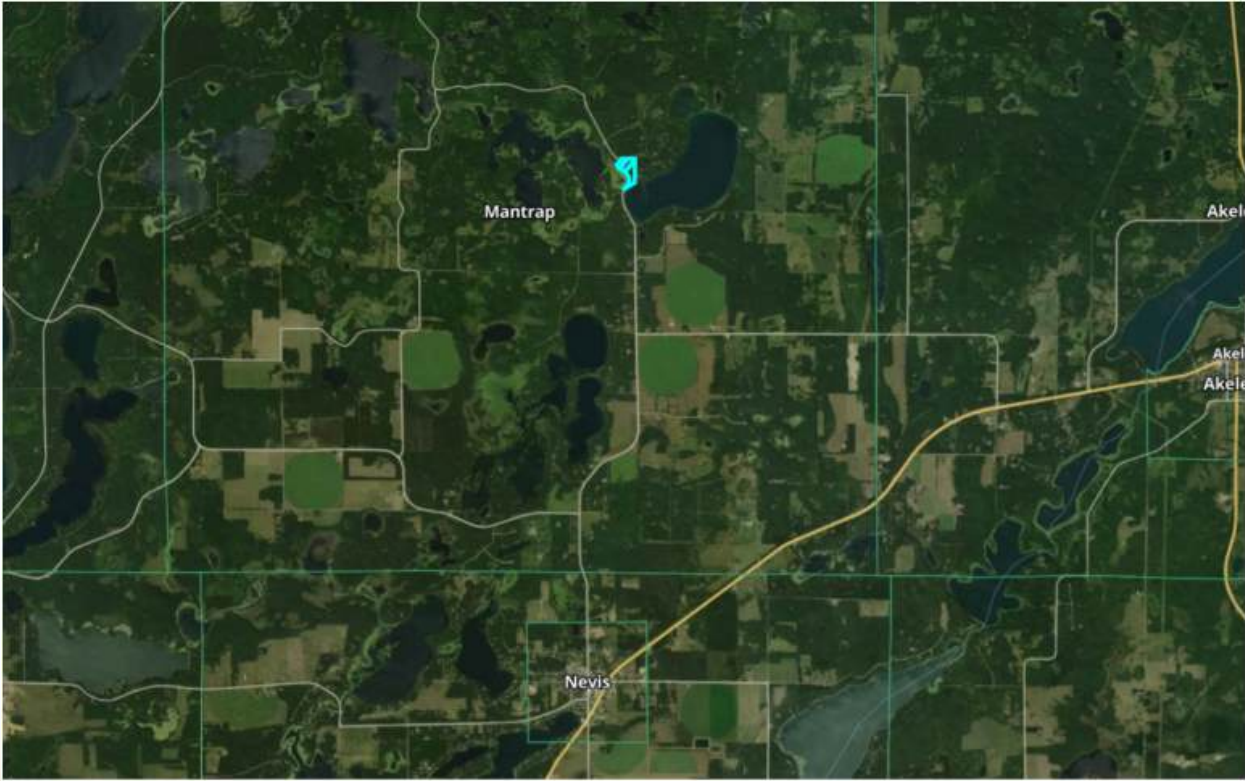
Taxes: \$4,462

Income Potential: Resort income, short/long term rental, boat/pontoon rentals

FEATURES:

- 13.1 +/- Acres
- Turnkey resort
- Steady cash flow
- Opportunity for expansion
- Seasonal spots and cabin rentals
- 7 cabins + owner's house and lodge
- Boat ramp, docks, boat, and pontoon rentals

HUBBARD COUNTY,
MINNESOTA





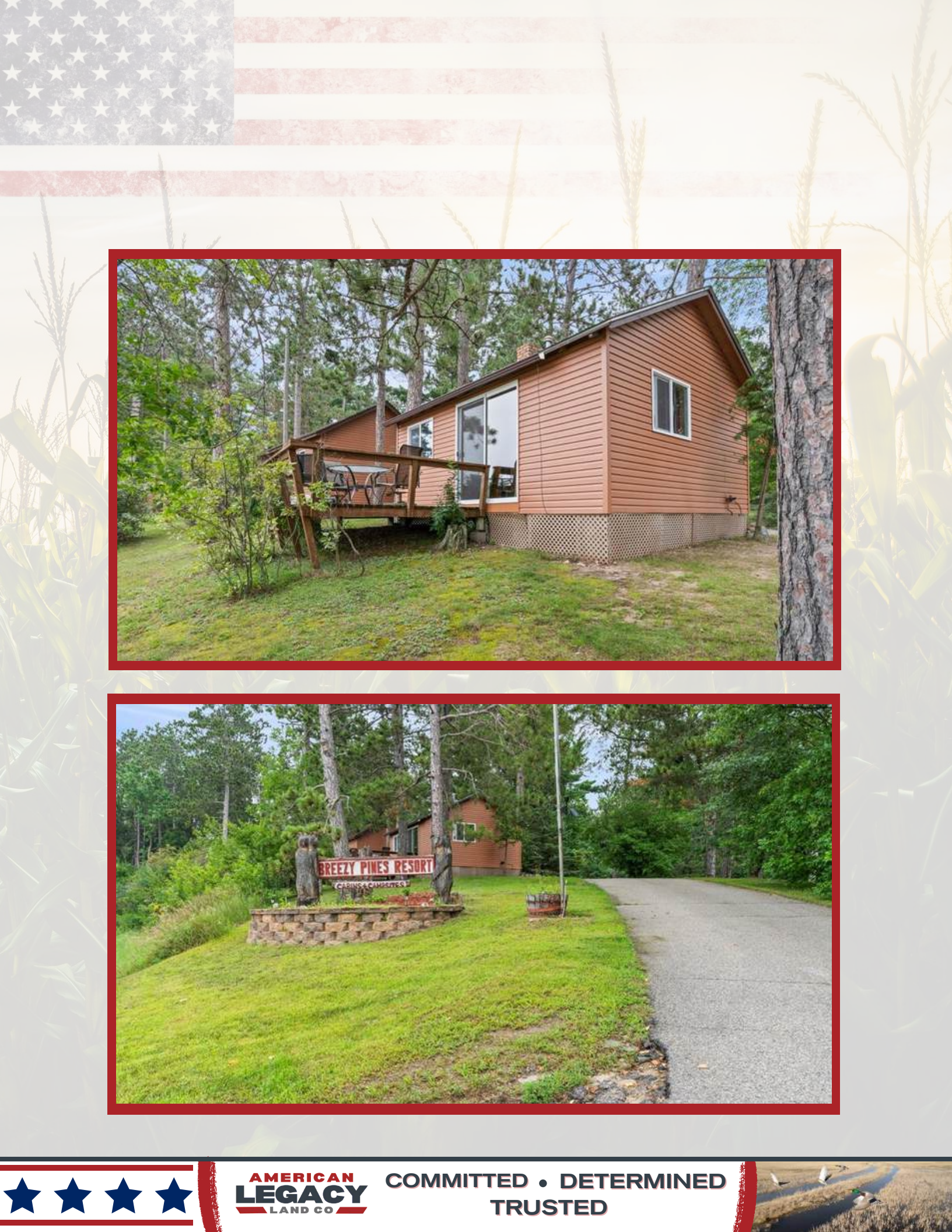


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HUNTING • DEVELOPMENT



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



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