GOLD VALLEY CAMP

COST APPROACH TO VALUE

- Bare land $400,000
- Sites & infrastructure ... $200,000
- Well/septic $50,000
- 5 cabins ($100K each) ... $400,000
- Garage/laundry/loft $150,000
- Restaurant $150,000
- Manufacture home $80,000
- Event tent & pavilion $60,000
- Shower house $60,000

TOTAL ***$1,550,000**

*plus Blue Sky (name/branding)

UNTAPPED INCOME SOURCES

✓ Event venue – weddings/reunions/conferences
✓ Restaurant – used to be the Wagon Wheel Cafe
✓ Micro Brewery – Jailhouse Taps Brewing equipment included
✓ Add teepees/sheep wagons/dry camping cabins around the open space

Financial Info

- Income 2024 – $137,437
- Income 2025 – $175,288
- 27.5% increase
- Reservations up 25% for 2026
- Income projected up 25% = $218,750

LEWIS REALTY

Faith Lewis, Broker Associate | 605-863-0725 | faith@faithlewisrealty.com