



Little Boy Resort & Campground – Little Boy Lake – Longville



Prepared by: **Jennifer Bateman, Owner/Agent**

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OVERVIEW

LITTLE BOY RESORT & CAMPGROUND

3600 County Rd. 54 NE, Longville, MN 56655
LITTLE BOY/ WABEDO CHAIN - WOMAN LAKE FAMILY

\$5,100,000

This is your chance to own a thriving resort and campground on the popular Little Boy/Wabedo chain of lakes. The current owners of 20+ years have continued to reinvest in the business year after year, creating a turn key operation with an 80-90% rebooking rate of satisfied guests.

Located in the heart of Minnesota lakes country, this lake level resort offers 9 well maintained cabins, 4 lodge suites, 25 seasonal RV sites, 18 overnight camp sites, restaurant, bar, a resort store and equipment rental. An added bonus is a fantastic NEW 5 bedroom, 3 bath two story owner's home with lake views and a wrap around lakeside deck. This home is large enough to accommodate a large family, multigenerational living, or seasonal employees.

The locally favorite Front Porch Tavern offers flatbread/sandwiches/wraps and a full drink/wine/tap beer menu. Resort and campground guests along with area residents are regular customers.

While the four lodge suites and Eagles Nest cabin can be rented in the winter, the current owners choose not to. That serves as instant income opportunity without additional expense for a new owner.

This resort is a rare find and a true gem. Here is an opportunity to own an established profitable business with growth potential, live in a brand new home with lake views, and get the lifestyle change you are looking for. Your search ends here! Invest in this proven destination that is perfectly positioned for continued success and growth.



LITTLE BOY RESORT & CAMPGROUND - EXECUTIVE SUMMARY

OFFERING PRICE

\$5,100,000

EXCELLENT LOCATION

- Longville/Hackensack/Walker area is known for its dense network of interconnected, crystal-clear lakes and dense Northwoods forests
- Established tourism destination for fishing, boating and the Paul Bunyan Trail system
- On Little Boy Lake, with navigable access to Wabedo Lake. Together they total 2600 acres, reaching depths of 95 feet

THE RESORT PROPERTY

- 9 fully furnished housekeeping cabins plus 4 new lodge suites
- 25 seasonal RV sites, 18 overnight camp sites
- NEW lodge with restaurant and full bar
- Cabins are lakeside offering stunning lake views
- Nicely wooded with mature pine and leaf trees

THE OWNER'S HOME

- NEW 5 bedroom, 3 bath with over 3800 sq ft of living space and large lakeside deck
- Large detached garage

ON SITE AMENITIES

- Sandy swimming beach with quality water toys
- Resort store
- Playground areas
- Shower house
- Private boat launch
- Watercraft rentals, bait and outboard gas sales



INCOME AND EXPENSES

	2026	2025	2024
Gross Inc.	available with a signed NDA.		
Operating Exp.	available with a signed NDA.		
Adj. Net Inc.	available with a signed NDA.		

THE FINANCIAL PERFORMANCE

- Strong repeat business of satisfied guests
- Please contact us for an NDA for full details



PRICE
\$5,100,000



CAP RATE



NOI
\$-----



RESORT MAP



RESORT PARCEL



PID#: 46-022-2406 | Wabedo Township, Cass County, MN

**Land Area: 11.39 Acres +/-
Lake Frontage: 1150 feet
Little Boy/Wabedo chain: 2,500+ acres
2026 Property Tax: \$13,024**



GROWTH & OPPORTUNITY



Little Boy Resort has shown strong, consistent growth year over year with the current owners. Adjusted Net Income has grown 66% in the past three years.

This growth reflects the recent completion of the resort's new lodge, 4 guest suites, and Front Porch Tavern restaurant and bar — investments that expanded both lodging capacity and on-site revenue streams.

This growth trajectory gives a new owner multiple paths forward:

- 1) Continue building on the tavern and suites' early momentum with expanded food & beverage and event offerings.
- 2) Grow the campground and marine rental programs, both already meaningful contributors to gross income.
- 3) Explore additional suite or cabin development on the existing footprint as demand continues to grow.



RESORT CABINS - OVERVIEW



CABIN AMENITIES

Little Boy Resort has nine individual modern housekeeping cabins: 3 - four bedroom, 1 - three bedroom, 3 - two bedroom and 2 - one bedroom. Each cabin is charming, unique, and tastefully decorated. They also offer a beautiful view of Little Boy Lake.

All cabins have Direct TV, a deck with furniture, outdoor gas grill, private campfire ring, picnic table and a dock space. Free WiFi is available throughout the resort.

All cabins have bathrooms with showers and/or bathtubs and fully equipped kitchens which include a stove, refrigerator, microwave, coffee maker, toaster, pots/pans, dishes and utensils.

Bed linens are provided but guests bring their own towels for the bath and kitchen. All cabins are impeccably clean and maintained, with quality, updated furnishings and bedding.



RESORT CABINS - TYPICAL INTERIORS



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RESORT – EAGLES NEST



BRIEF DESCRIPTION

4 BEDROOM – BASE RATE FOR 8 PEOPLE – SLEEPS 14

2 baths (1 with shower, 1 with tub/shower)

Kitchen - Living room

Gas fireplace

Dishwasher

16x10 deck

Approximately 1230 sq ft. living space

**** CAN BE OPEN YEAR ROUND****

RESORT – BEARS DEN



BRIEF DESCRIPTION

4 BEDROOM – BASE RATE FOR 8 PEOPLE – SLEEPS 12

2 baths with shower

Kitchen - Living room

Gas fireplace

Dishwasher

Coin operated washer and dryer

Secluded lot with sand shore

32x8 lakeside deck

Approximately 1400 sq ft. living space

**** CAN BE OPEN YEAR ROUND****



RESORT – TRANQUILITY



BRIEF DESCRIPTION

4 BEDROOM – BASE RATE FOR 8 PEOPLE – SLEEPS 14

2 baths (1 with shower, 1 with tub/shower)

Kitchen - Living room

Gas fireplace

Dishwasher

28x8 lakeside deck with ramp

Approximately 2048 sq ft. living space

RESORT – PINWOOD



BRIEF DESCRIPTION

3 BEDROOM – BASE RATE FOR 6 PEOPLE – SLEEPS 8

1 bath with tub/shower

Kitchen - Living room

Gas fireplace

Dishwasher

20x8 lakeside deck

Approximately 864 sq ft. living space



RESORT – CEDARWOOD



BRIEF DESCRIPTION

2 BEDROOM – BASE RATE FOR 4 PEOPLE – SLEEPS 8

1 bath with tub/shower
Kitchen - Living room
Gas fireplace
Dishwasher

19x8 lakeside deck
Approximately 672 sq ft. living space

RESORT – BIRCHWOOD



BRIEF DESCRIPTION

2 BEDROOM – BASE RATE FOR 4 PEOPLE – SLEEPS 8

1 bath with tub/shower
Kitchen - Living room
Gas fireplace
Dishwasher

19x8 lakeside deck
Approximately 672 sq ft. living space



RESORT – BROOKSIDE



BRIEF DESCRIPTION

STUDIO 1 BEDROOM – BASE RATE FOR 2 PEOPLE – SLEEPS 3

1 bath with shower

Kitchen

Living room

14x8 lakeside deck

Approximately 256 sq ft. living space

RESORT – LOONS NEST



BRIEF DESCRIPTION

1 BEDROOM – BASE RATE FOR 2 PEOPLE – SLEEPS 4

1 bath with shower

Kitchen - Living room

7x10 lakeside deck

Approximately 360 sq ft. living space



RESORT – EDGEWATER



BRIEF DESCRIPTION

2 BEDROOM – BASE RATE FOR 4 PEOPLE – SLEEPS 8

2 bath (1 with shower, 1 with tub/shower)

Kitchen - Living room

Gas fireplace

Dishwasher

2 Story

16x8 lakeside deck

Approximately 720 sq ft. living space

.

RESORT – LODGE SUITES



BRIEF DESCRIPTION

STUDIO – BASE RATE FOR 2 PEOPLE – SLEEPS 3 ADULTS
or 2 ADULTS and 2 SMALL CHILDREN

4 LODGE SUITES IN TOTAL

1 bath with tub/shower

Kitchen - Living room

64x8 deck runs along all suites

Approximately 352 sq ft. living space each

**** CAN BE OPEN YEAR ROUND****



RESORT GROUNDS



Little Boy Resort's grounds provide lots of room to roam, with cabins spread along the lakeshore for privacy along with expansive water views. The many mature pine and leaf trees provide their own beauty. A sandy swimming beach, water playground, volleyball court, docking, and private boat launch are all appreciated amenities.



CAMPGROUND



The campground offers 25 seasonal RV sites, 18 overnight camp sites with water and electric hookups, several within a short walk of the beach. Guests enjoy a shower house with laundry facilities, a drive-through dump station, and easy access to all resort amenities.



FRONT PORCH TAVERN



The Front Porch Tavern is the resort's new on-site restaurant and bar. Open to the public, customers come by boat or by car, with ample parking for both. It offers a full menu and bar service daily, and guests can charge food and drinks to their reservation tab.



FRONT PORCH TAVERN



LODGE



MARINE, BOAT RENTALS & WATER TOYS

Marine rental and dock service are meaningful income streams for Little Boy Resort. Little Boy Lake connects to Wabedo Lake, a well-known multi-species fishery for muskellunge, walleye and northern pike.

BOAT RENTALS

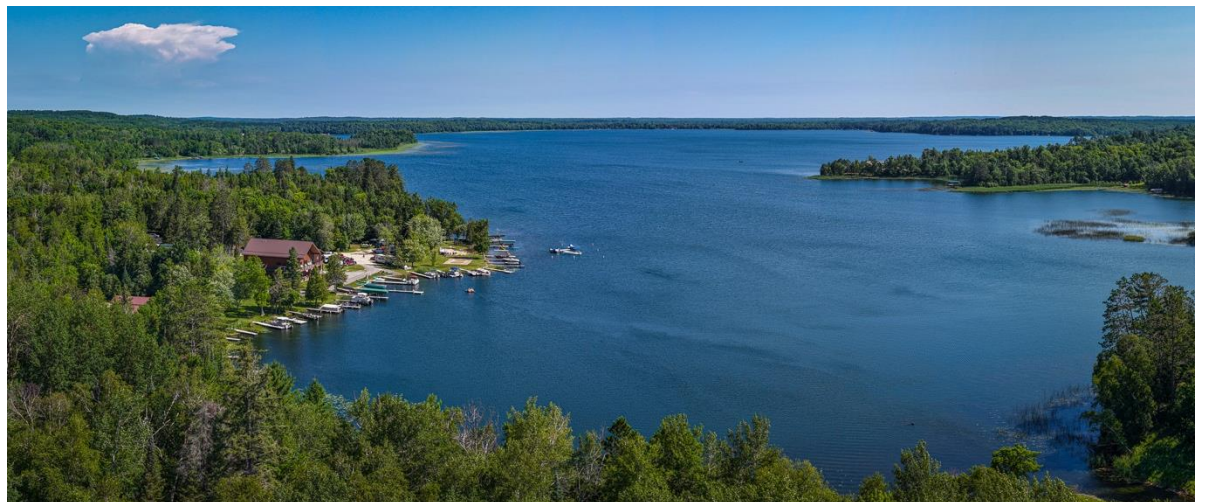
- 3 Pontoons
- 2, 18' fishing boats
- 2, 16' fishing boats
- Live bait available on site

DOCK & MARINE

- Private dock included with each cabin
- Boat lifts available at select cabins
- Private boat launch near the lodge
- Only place on the lake to buy boat gas

WATER TOYS

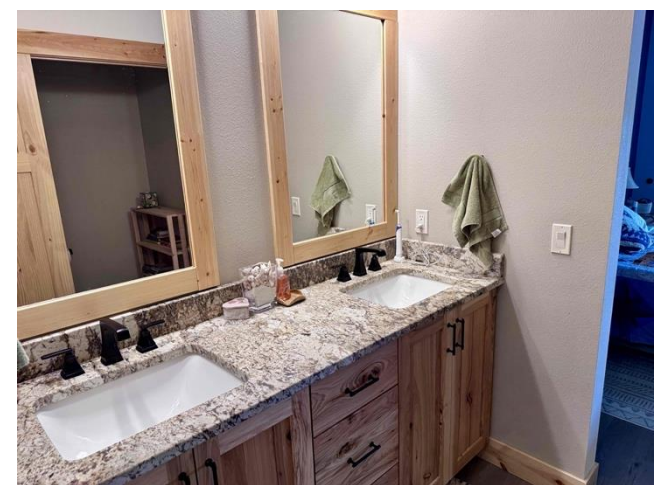
- Kayaks & canoe
- Stand-up paddleboards
- Hydro bikes
- Water playground



OWNER'S HOME



OWNER'S HOME



Built in 2022 and located within the new lodge, the owner's residence is a spacious private home with multiple living areas, a full kitchen, and unique amenities including a sauna and soaking tub. It offers a convenient on-site location for day-to-day resort operations. The first floor has a nice open living area with a gas fireplace, spacious kitchen and dining area, three bedrooms, two bathrooms, walk-in closet and laundry. The second floor has a family room, large loft, two bedrooms, a bathroom and storage. It is approximately 3800 sq. ft. of living space. The wrap around deck provides panoramic views of Little Boy Lake and it's a great place to enjoy an evening hot tub.



OWNER'S HOME



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TOTAL: 3827 sq. ft

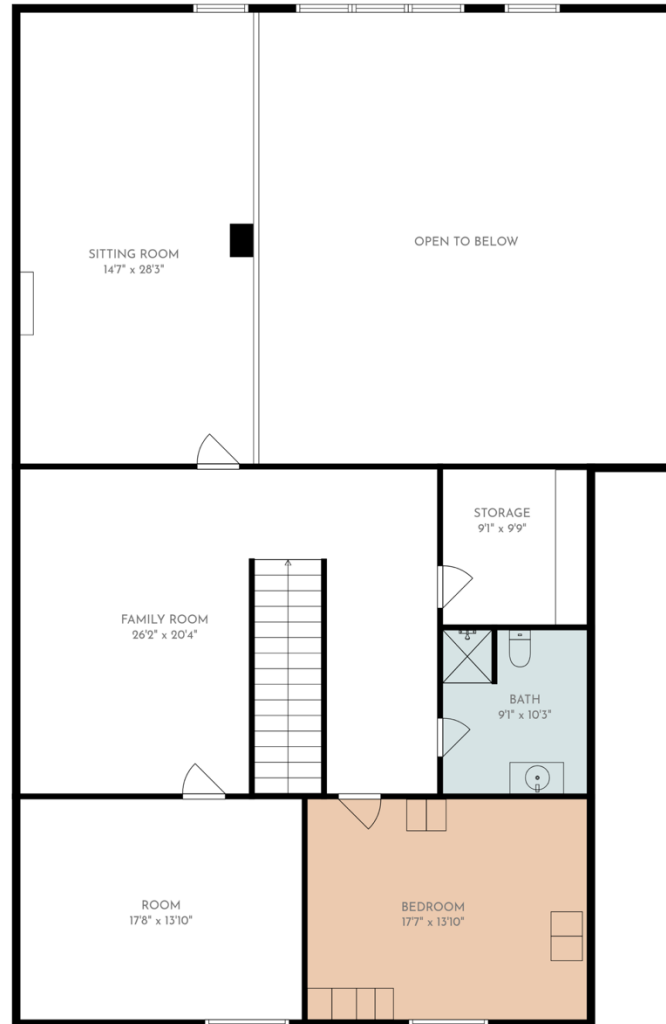
1st floor: 2511 sq. ft, 2nd floor: 1316 sq. ft

EXCLUDED AREAS: PORCH: 142 sq. ft, DECK: 652 sq. ft, ROOM: 244 sq. ft,
STORAGE: 91 sq. ft, OPEN TO BELOW: 745 sq. ft, WALLS: 217 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



OWNER'S HOME



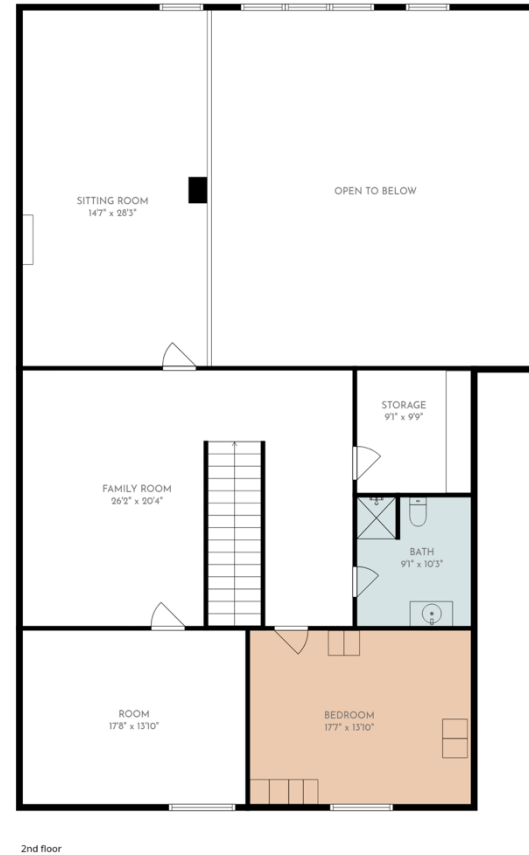
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AREA INFORMATION



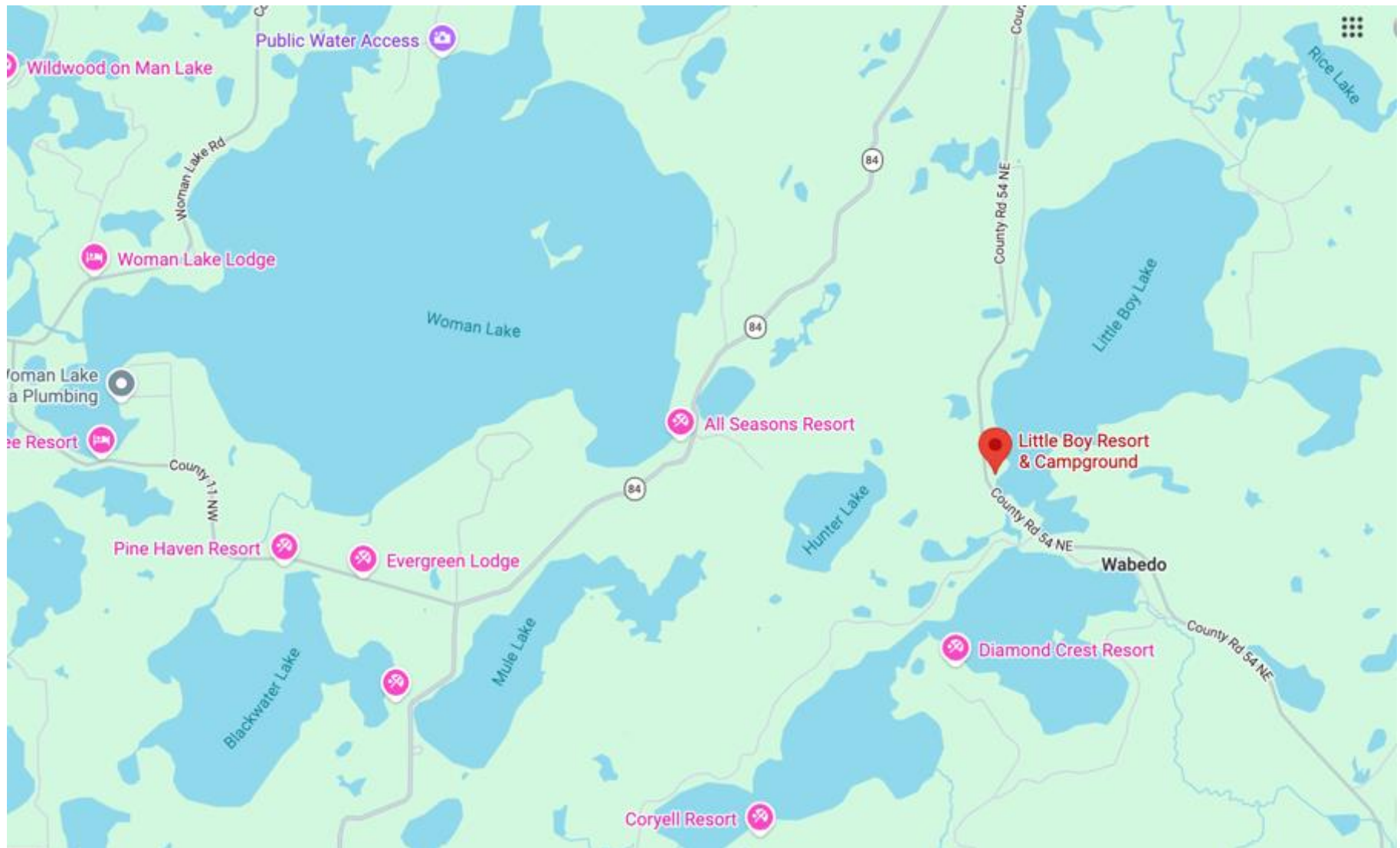
Little Boy Lake is a 1,372-acre lake with 10 miles of shoreline and a maximum depth of 74 feet, connected via navigable channel to the 1,226-acre Wabedo Lake (11.3 miles of shoreline, 95 feet deep) — together forming a chain of over 2,500 acres. Anglers can expect muskellunge, walleye, northern pike, smallmouth and largemouth bass, crappie and panfish.

Longville, MN, in Cass County, is known as a classic Northwoods vacation destination in the heart of Minnesota lakes country. The area has many lake options for some of the state's best multi-species fishing. Nearby trails offer choices for hiking, biking, ATV riding, snowmobiling and other family activities.

The beauty and central location make many visitors choose this area of the state for their vacation. Guests can enjoy small town shopping, dining, golf courses and local events. Longville hosts the World's Largest Turtle Races each summer, a beloved local tradition. The small town of Hackensack also offers summertime activities geared toward tourism.



LOCATION



Fargo	137 miles
Minneapolis	175 miles
Des Moines	420 miles
Sioux Falls	330 miles



YOUR EXPERIENCED RESORT AND CAMPGROUND PROFESSIONALS

The resort business is tremendously satisfying. It also involves many moving parts. You want to work with a professional Realtor with real world experience who understands what it takes to succeed. We love helping buyers and sellers continue the Minnesota resort tradition.



Jennifer Bateman

Agent/Owner
218.252.9648

Jennifer@LakeCountryResortSales.com

Jennifer's resort experience comes from growing up on her family's resort, and purchasing and operating two resorts over a 22 year span. She has specific experience with contracts for deed, management couples, customer service, social media and budgeting. Jennifer also brings the female perspective to family life while living at a resort/campground.

She has a true love of the Minnesota resort industry and she's committed to helping resort sellers get their property ready for a smooth transition, and to help position buyers for success as new owners.



David Moe

Broker/Owner
218.316.0576

David@LakeCountryResortSales.com

David grew up on a small family resort and remembers telling his dad "I would never want to run a resort". After working as an engineer, he decided he wanted to be his own boss and buy a resort. Maybe his dad wasn't so dumb after all!

He and his wife bought Clamshell Beach in the Brainerd area and completely redeveloped the resort to have all new cabins with rentals, fractional ownership, property management and association management. They sold after 23 years and he is anxious to help resort owners and buyers!



Tim Aarsvold

Broker/Owner
320.760.5427

Tim@LakeCountryResortSales.com

Tim has been in the real estate and property management business since 1979. During that time, he owned and operated various motels, apartments, and other rental properties, and Geneva Beach Resort in Alexandria MN.

He has also been a licensed real estate agent and broker, selling residential and new home construction, and brokering the acquisition and sales of several commercial and rental properties. His vision when purchasing each property was to successfully redevelop, repurpose, and upgrade the property to maximize the return on investment.

