

FOR SALE

SAWMILL CAMPGROUND

41392 520TH STREET NORTH MANKATO, MN 56003



PROPERTY DESCRIPTION

Escape to your own private retreat with this unique property, perfectly designed for both lifestyle and income! This well-maintained campground offers a rare opportunity to live on-site while operating a thriving outdoor hospitality business. The property features 42 spacious campsites suitable for RVs or tents, along with essential amenities such as utility hookups, bathroom and shower facilities, laundry on site, and a playground. There are also small cabins available for rent. The owner's residence on site provides privacy and convenience just steps away from the campground, offering the perfect balance between work and personal space. Whether you're an experienced operator or dreaming of a lifestyle change, this once-in-a-lifetime opportunity is one you cannot miss!

PROPERTY HIGHLIGHTS

- Established Campground
- 42 Campsites
- Owner's Residence on Property

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	14.09 Acres
Building Size:	1,985 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	11	73
Total Population	7	31	193
Average HH Income	\$236,211	\$171,789	\$131,783

JON KIETZER

Broker/Owner
507.381.1773
jon@landmarkminnesota.com

LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001
507.345.1599
landmarkminnesota.com

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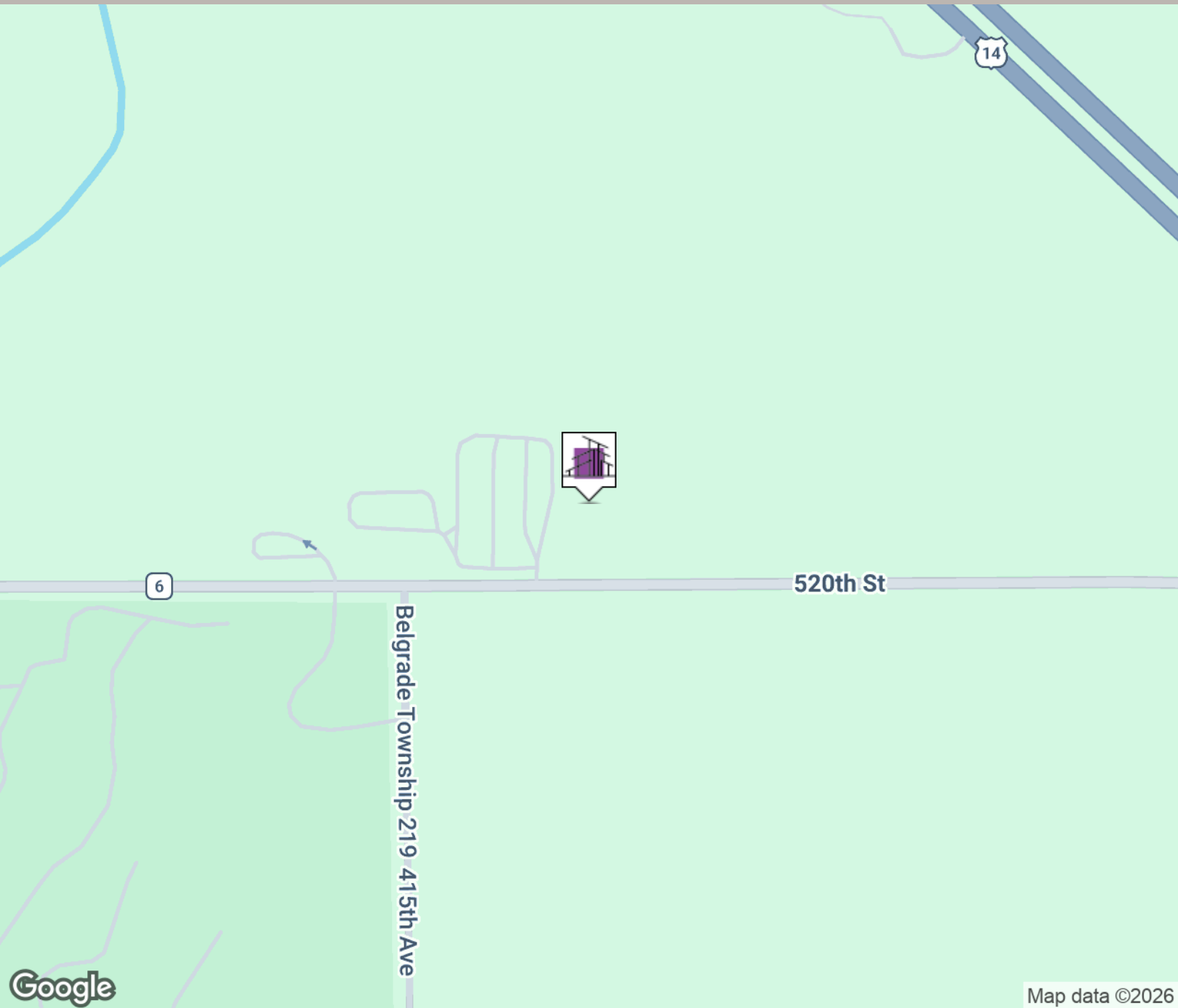
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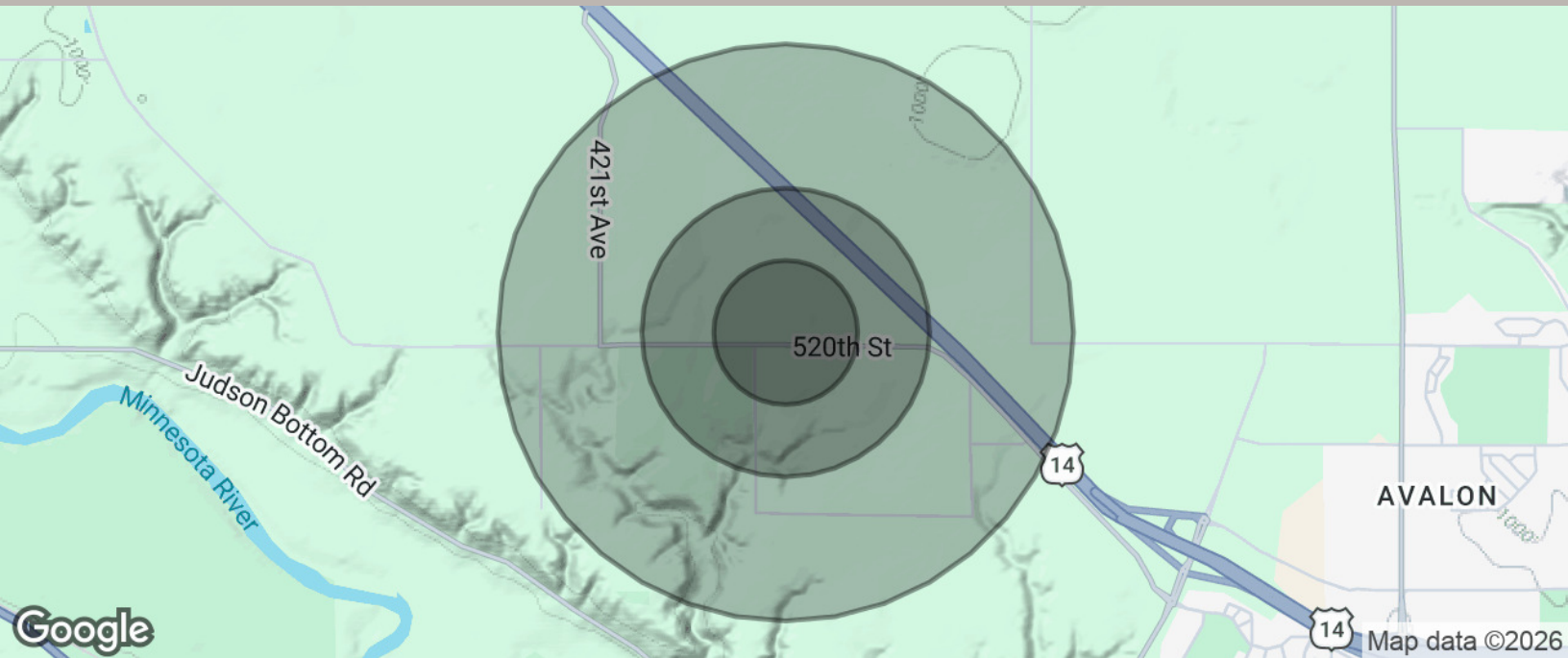
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7	31	193
Average Age	44.4	40.1	36.4
Average Age (Male)	46.4	41.9	37.2
Average Age (Female)	43.2	39.0	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	11	73
# of Persons per HH	3.5	2.8	2.6
Average HH Income	\$236,211	\$171,789	\$131,783
Average House Value	\$504,317	\$403,453	\$300,220

2023 American Community Survey (ACS)

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