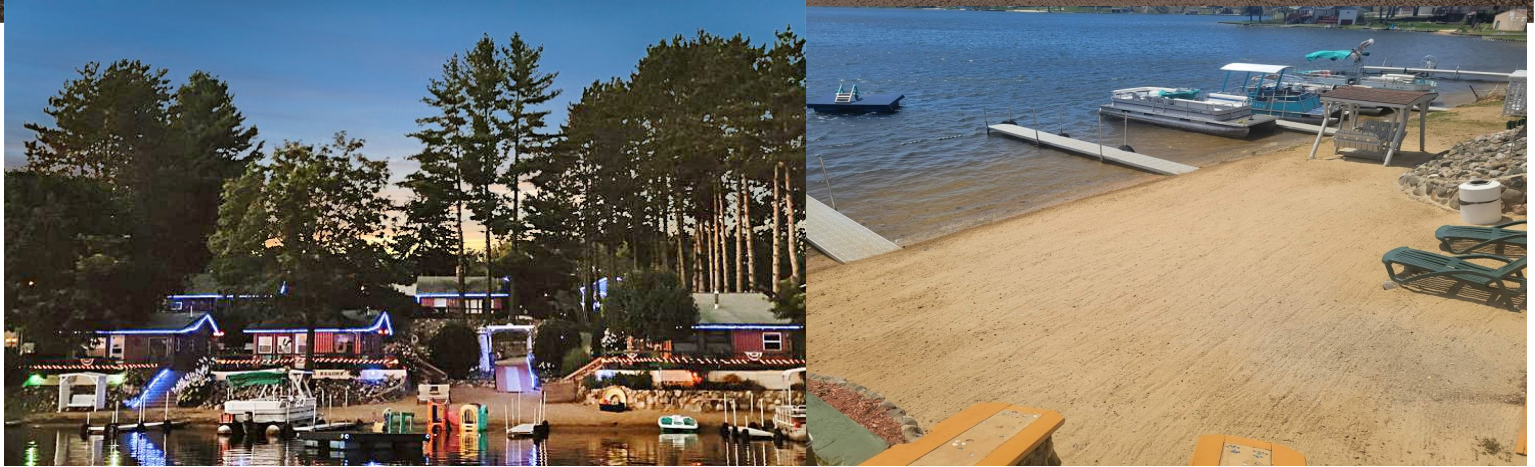


# Northern Michigan Waterfront Cabin Resort



## Crooked Lake Resort and Bait Shop

Waterfront log cabin resort featuring large owner's home, 6 cabins, a park model, place for 2 RVs and the local bait store, all on 146 feet of sandy beach on crystal clear all sports Crooked Lake.

Crooked Lake is located in Lake Station (Lake), Michigan, a popular recreational area considered to be the gateway to Northern Michigan. Easy access to US 10 and between the cities of Clare and Cadillac, the village of Lake Station is the perfect combination of scenic and rural living, yet close to everything you would ever need.

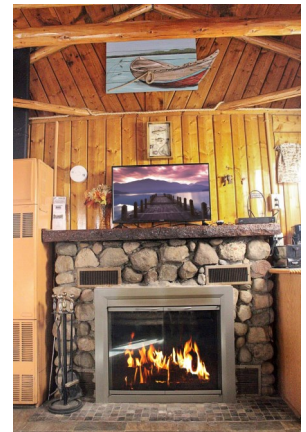
This resort possibly dates back to the 1930's, however, you would never know it by the condition of the buildings. A historically significant resort with repeat guests from all over the country and even overseas!. Hard to find profitable waterfront resort in exceptional condition and being offered turnkey.

**Are you ready for your new lifestyle in the Gate Way to Northern Michigan?**

One of the best places in the country to live!

# The Resort at a Glance

- Owner's home is 2000+ sq feet and built in 2010. It features 4 BRS, 2 custom baths and excellent lake views
- 6 log cabins ranging in size from approximately 500 to 1000+ sq ft. Cabins are in exceptional condition, fully winterized with newer Northwoods log style furniture. Each cabin features it's own lawn area, firepit, picnic table and lawn chairs. The furnishings are of high quality and really add to the character of these log cabins.
- 536 sq ft newer park model
- Bait shop and office building
- 2 RV pads with electric
- Includes pontoon boats, kayaks, docks, furnishings (except main home) and everything needed to continue successful operation



**This profitable resort has been very well managed and maintained with many repeat customers and books all year round. The perfect way to live on one of Northern Michigan's most scenic lakes and have a consistent income every year.**



# Cabins



## Cabins 1 and 2

500 sq ft 2 bedroom lakefront log cabins featuring a private patio facing the lake





# Cabins



## Cabin 3

570 sq ft 3 bedroom lakefront cabin featuring a sun porch





# Cabins



## Cabin 4

600 sq ft 3 bedroom log cabin featuring a sun porch, fireplace



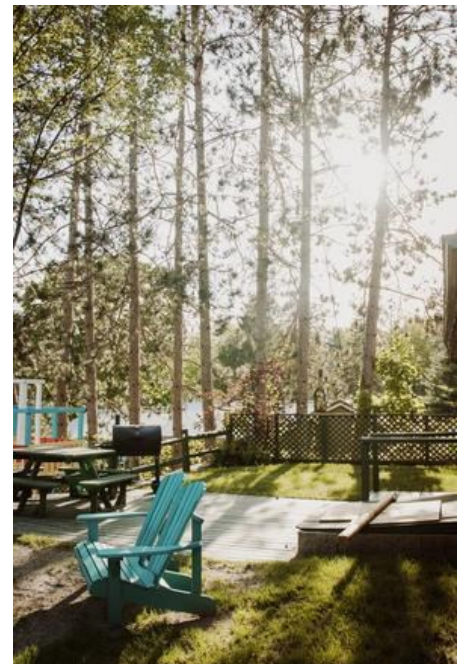


# Cabins



Cabin 5

This cabin is over 1000 sq ft and feature 3 bedrooms





# Cabins



Cabin 6

This cabin is over 1000 sq ft and feature 3 bedrooms





# Additional Buildings

Besides the resort, there is a 2000 sq ft+ 2010 owners home with updated bathrooms, 4 bedrooms and a living area overlooking the lake.

Also included is a park model trail in good condition and 2 RV pads.

There is a road side bait store that is also used as an office





# Additional Buildings





# The Area

Crooked Lake Resort is located in Lake Station, Michigan (Post office address is Lake, Michigan). This region is referred to as the Gateway to the North, a very popular recreational area with an abundance of amenities.

The village of Lake Station is located right off of US-10 for easy access to downstate customers or many of Northern Michigan's attractions, including the Great Lakes, Sleeping Bear Dunes, the best downhill skiing in the Midwest, premiere golf courses and thousands of acres of State land.

The Pere Marquette Rail Trail is just across the street and is considered on the Nation's best rail trails, with access to hundreds of miles of bike riding. Local businesses include an ice cream shop, general store, coffee shop and coming soon, a winery. All within walking distance on the rail trail.





# Equipment and Furnishings

- Four pontoon boats/motors/life jackets (no trailer)
- 3 kayaks and stand up paddle board
- 6 aluminum docks
- All cabin furnishings, furniture, outside chairs/tables (excluding owner's home)
- Linens/bedding for cabins
- Log splitter
- Store inventory is negotiable



# Additional Information

Detailed expense reports and previous and projected earnings are available upon verification of financing.

DISCLAIMER: The information contained herein and in supplemental documents have been furnished by the seller and/or other third party sources. Every effort has been made to provide accurate information, however, Ken Weaver, Berkshire Hathaway Home Services MI and/or its agents are unable to guarantee or warrant the information. Purchaser should verify any and all information before closing.

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