MLS 6753402 Lake Home

$1,250,000

1,295 sq ft
3 bedrooms
2 baths

23730 Oak Lake Trail
Erskine MN 56535

Waterfront: Oak

Status: Active

Description:

Golden Pond Campground – A Rare & Versatile Investment Opportunity!
Discover 76 scenic acres on Oak Lake with over 1,000 feet of shoreline, featuring a well-established 49-site seasonal campground, a 6-acre vineyard, and multiple income-producing inclusions. Nestled on a 400-acre recreational lake, the property includes 5 docks, a private boat landing, and a sandy beach, as well as water access to Claussen Lake and Golden Pond.
The campground has been operating since 2008 and offers 49 seasonal rental sites—each with separate electric meters, water, and septic hookups. Campground amenities include a 28' x 48' picnic shelter, basketball and volleyball courts, and panoramic views of the water and nature.
The 2020-built home is a showstopper—featuring 3 bedrooms, 2 bathrooms, vaulted ceilings, oversized windows, and neutral finishes that flood the space with natural light. The open-concept layout highlights a cozy fireplace and a gourmet kitchen with custom hickory cabinetry, quartz countertops, graphite appliances, and a stone backsplash.
Additional improvements include:

- A 60' x 120' pole building, perfect for indoor boat/personal property storage
- A 30' x 45' heated, insulated shop with 200-amp/220V service, heated/insulated and Wi-Fi
- Docks and lake access for seasonal rental income
- Annual vineyard grape harvest is sold to a regional winery

This is a turnkey lifestyle and business opportunity ideal for an investor, entrepreneur, or anyone looking to blend lakeside living with income generation. From campground operations to boat storage, dock leasing, and vineyard sales—the possibilities here are endless.

Additional Details:

Year Built	2020
Lot Acres	76
Lot Dimensions	irregular
School District	2609
Taxes	$4,028
Taxes with Assessments	$6,720
Tax Year	2026

Fuel: Propane **Heat:** Boiler, Forced Air, Fireplace(s), Heat Pump, In-Floor Heating, Other

Driving Directions:
From Erskine head East on US Hwy 2 then go North on Hwy 59 one mile to 340th St SE. Go East to Oak Lake Circle SE. Property will be on your right and left.

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218-237-3333
info@affinityrealestate.com
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

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