



MLS 7113965 Commercial

\$2,800,000

46362 County Highway 8
Perham MN 56573

Waterfront: Big Pine

Status: Active

Description:

A once-in-a-generation opportunity to own an established lakeside resort on one of Otter Tail County's most sought-after recreational lakes. Situated on approximately 5.5 acres with 325 feet of pristine, level, sandy shoreline, Whispering Pines Resort on Big Pine has been welcoming guests for decades and offers an exceptional combination of proven income, outstanding amenities, and future upside. For the past 25 years, Whispering Pines has been cherished and meticulously maintained by four family ownership groups who have enjoyed not only the financial benefits of the resort, but the priceless memories created with family, friends, and generations of returning guests. Opportunities like this are exceptionally rare, as properties offering both a treasured family legacy and established income-producing potential are seldom passed from one family to another. The resort features 12 rental cabins, including three newer log cabins, 14 licensed RV sites, and six separately platted parcels ranging from approximately 0.85 to 0.99 acres, creating flexibility and long-term value rarely found in resort properties. Guests enjoy everything that makes a classic Minnesota lake vacation unforgettable, including a beautiful sandy swimming beach, beach volleyball court, three docks with boat slips, private boat launch, playground, fish cleaning house, traditional sauna, game room, and an on-site gift and bait shop. An owner/manager residence is located on the property, allowing for convenient year-round management and operation. Ownership has made substantial capital improvements, including a new \$250,000 septic system and drain field, providing peace of mind for years to come. Whether you're looking to continue operating a successful, turnkey resort, expand the existing business, or simply invest in one of the finest lakefront properties in the Perham Lakes Area, Whispering Pines presents an exceptional opportunity. Properties offering this combination of acreage, level sandy shoreline, established income, and development flexibility rarely become available.

Additional Details:

Year Built	2000
Lot Acres	5.5
Lot Dimensions	Irreg
Taxes	\$23,172
Taxes with Assessments	\$5,174
Tax Year	2026

Additional Features:

Full Kitchen, Heat, Other



Listed By:
Prime Realty

1 Take US Highway 10 Eastward to Perham. At the intersection of Perham, MN 56573, turn right onto County Highway 8 (East Main Street) and travel 0.5 miles to the right. Turn right onto County Highway 8 (East Main Street) and travel 2.5 miles to the right. Turn left onto County Highway 8. See other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

Perham, MN 56573 (East Main Street & 1st Avenue, turn



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470