



MLS 7114176 Lake Home

\$2,800,000

2 sq ft
29 bedrooms
17 baths

46362 Cty Highway 8
Perham MN 56573

Waterfront: Big Pine

Status: Active

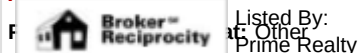
Description:

A once-in-a-generation opportunity to own an established lakeside resort on Big Pine Lake 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 has been welcoming guests for decades and offers an exceptional combination of proven income, outstanding amenities, and future upside. There are 29 bedrooms, that sleep close to 90 total people. For the past 25 years, Whispering Pines has been cherished and meticulously maintained by four family owners and they 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 property features 12 updated fully furnished cabins, including three newer log homes, 14 licensed RV sites, with 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, 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	1940
Lot Acres	5.5
Lot Dimensions	Irreg
Taxes	\$23,172
Taxes with Assessments	\$5,174
Tax Year	2026

Additional Features:



Listed By:
Prime Realty

Driving Directions:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc. Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.
Take US Highway 10 East toward Perham. As you enter Perham, take the first left (Main Street). Continue on County Highway 80/Main Street for about 2.5 miles into town. At left onto County Highway 8.



Call Affinity Real Estate

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way 80 (East Main Street & 1st Avenue, turn

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