

Individual Cabins & Lots For Sale

Shady Shores Resort on Birch Lake

just outside beautiful Hackensack, MN



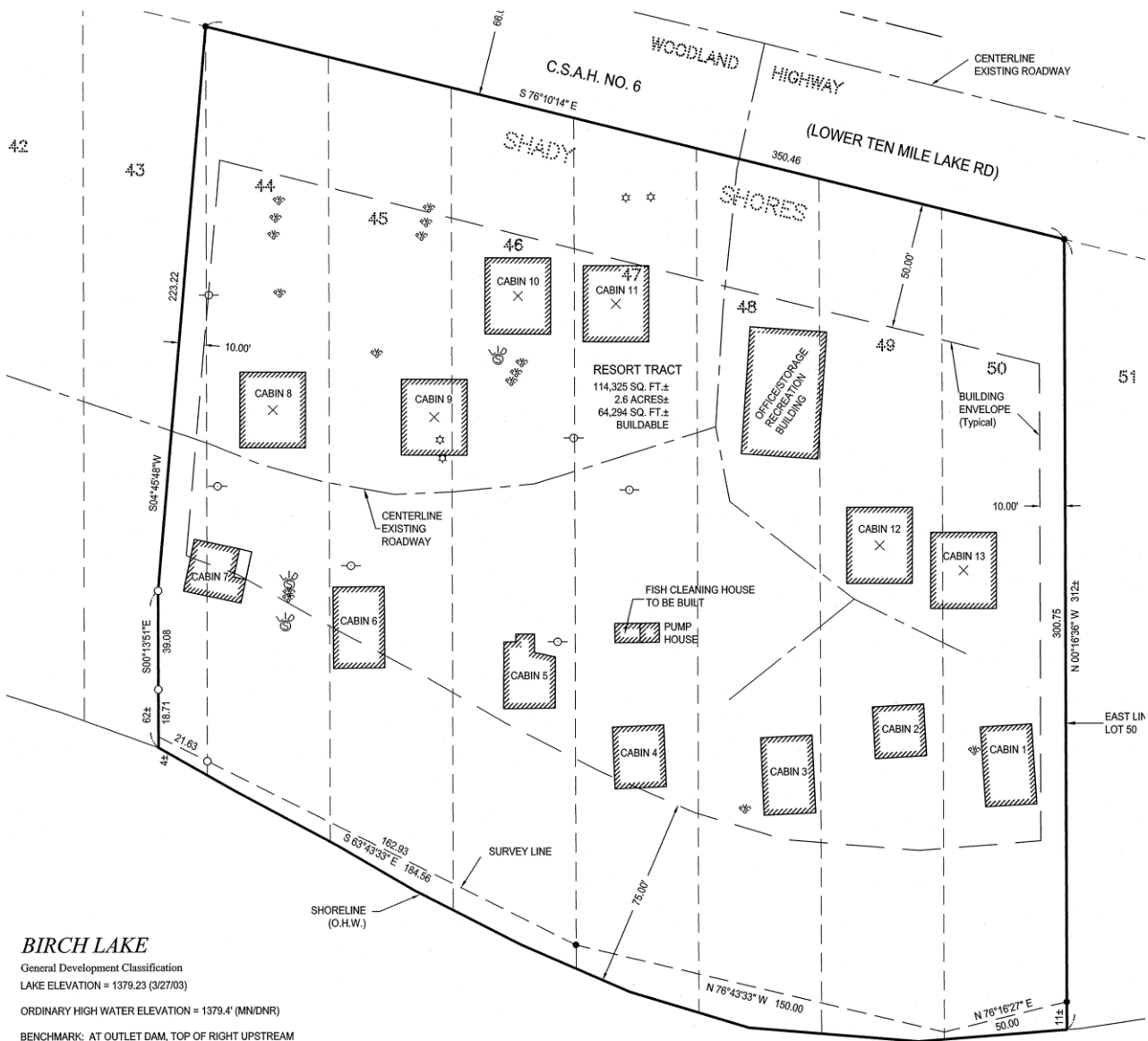
Cabin 1 - **\$139,900** - 3 bedroom - "Shangrila" **SOLD**
Cabin 2 - **\$124,900** - 2 bedroom - "Aspen"
Cabin 3 - **\$139,900** - 3 bedroom - "Lone Pine" **SOLD**
Cabin 4 - **\$134,900** - 3 bedroom - "Basswood"
Cabin 5 - **\$124,900** - 1+ bedroom - "Island
View" Cabin 6 - **\$149,900** - 4 bedroom - **SOLD**
"Birchcroft" Cabin 7 - **\$ 99,900** - 2 bedroom -
"Lockport" Building sites 8 through 13 -
\$39,900 each Cabin 14 (old lodge) – TBD

All furniture and furnishings in cabins 1-7 are included in sale price.

Building sites allow for RV's and park models prior to building. (See agent for additional information).

For additional information, please contact
Heather Hauser at 218-760-3007 or Greg Lemair at 218-507-0400





BIRCH LAKE
 General Development Classification
 LAKE ELEVATION = 1379.23 (3/27/03)
 ORDINARY HIGH WATER ELEVATION = 1379.4' (MNDNR)
 BENCHMARK: AT OUTLET DAM, TOP OF RIGHT UPSTREAM
 CORNER OF THE LEFT ABUTMENT OF DAM
 ELEVATION = 1379.79' (MNDNR)
 BASED ON 1929 NGVD

2013 Shady Shores Budget (Per Unit)

| | |
|----------------------|--------------------------|
| Liability Insurance | \$40 |
| Website | \$75 |
| Lawn Care | \$140 |
| Docks | \$50 |
| Phone | \$70 |
| Management | \$245 |
| Capital Improvement | \$300 |
| Garbage Service | \$80 |
| Exterior Maintenance | \$200 |
| Totals | \$1200 Per Year/Per Unit |

\$100 Per Month/Per Unit

Additional Information:

-The propane and electric for each unit is metered separately and will be the responsibility of each individual owner. (The average cost for a cabins electric and propane has been approximately \$100 per year.)

-Property taxes are billed to each individual owner.

-There is a one-time \$200 association capital improvement fee due at closing.

-If an owner purchases one of the six building sites and decides to use an RV or park model on the site prior to building, there is currently a one-time fee to Cass County of \$100 for each RV or park model. Owner's must submit a copy of the permit to the owner's association prior to parking the RV or park model. (See Cass County Environmental Services for additional questions and details regarding RV and park model permits.)

-There will be a one-time fee of \$3000 for each of the six building sites to hook up septic, water and electricity. Prior to parking an RV or park model, the \$3000 one-time fee must be paid to Successful Ventures and any RV or park model parked at Shady Shores Resort must be hooked up to the septic, water and electricity. No generators or holding tanks are allowed. **When cabins are built on the six building sites, they may be year-round units.**

-If an owner chooses to rent out their unit, they can rent it out on their own or use the current manager of the resort. The current manager of the resort charges 40% of the rental for their services. For additional information regarding the current manager's services, please contact D & L Management at 218-675-5820 or 218-821-1125.