

## Business Description

Sixty-eight acres of lush forested property encompassing  $\frac{3}{4}$  of lakeshore on Fuller Lake - a spring-fed, semi-private, 54-acre nature lake.

Eleven acres of groomed and usable property overlooking Fuller Lake. Included in the improved portion of the property is a screened gazebo; massive flower garden; arborvitae hedge with vintage gate; rustic barn with fire pit; arbor and courtyard. This property can provide a beautiful backdrop for wedding ceremonies and is comfortable enough for family vacations.

Enjoy walking through abundant nature via walking trails including naturalized pear trees; apples; watercress with a variety of deciduous & pine trees and wildflowers. Adjacent is the Grey Eagle Wildlife Management Area that produces state trophy bucks. The lake is home to loons; traveling swan; eagles; abundant northern pike, largemouth bass and panfish.

The building is a former Franciscan Nun convent converted into an old-world aesthetic vacation home. The house can sleep 22 people with seven sleeping rooms, breakfast porch, chapel, dining room, gathering space, library, TV room, screened-in porch, smoking alcove and three-car garage.

The horseshoe-shaped building wraps around a courtyard with flowering plant-life and water fountain. Building was updated in 2008 with interior upgrades and exterior design including exposed aggregate patio; stucco; windows; patio doors; upgraded insulation.

Commercial septic system consisting of eight holding tanks with drain field during 2008 remodel. More than ample to accommodate 22 overnight guests.

New 114' well drilled in 2017. This well is certified annually by the State of MN. Original well is still functioning and feeds the hydrant in the courtyard.

Floating Porta-Dock with pontoon lift added in 2020. Pontoon is included with sale.

This property is approved as a vacation home rental. It is currently licensed with the State of Minnesota for 22 overnight guests. A variance has been approved by Todd County for use as a rental property.

Sale is turn-key including all household furniture; pontoon w/four-stroke motor; two canoes; outdoor furniture and hospitality items.

This property is remote and tranquil and only two-hours from the MSP airport. It is central to the US and central to the state making it a desirable location for families and retreat groups to come together.