



Zoning:

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Economic Development Contact

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Property and Area Description

SVN | Northco is pleased to present the listing of One Heartland ("Property") located in Willow River, MN. The Property previously functioned as a children's camp resort with a variety of buildings including a main lodge, cabins, manager's quarters, storage facilities, and recreational amenities on 79.14 acres of land bordering multiple lakes. The main lodge spans 21,811 sf and includes a retreat center, cafeteria, recreation rooms, sleeping facilities for 75 and more. The property also features a manager's quarters, multiple shower houses, several storage buildings, and 15 cabins ranging from 320 to 512 square feet each. Recreational facilities include a sports court, basketball hoops, a swimming pool, a climbing tower, a baseball field, playgrounds, archery, hiking trails, lake activities, ropes courses, a grandstand and more. Approximately 55+ acres are still left for future development. Willow River, Minnesota, is a small town located in Pine County in northern Minnesota. It is nestled along the banks of the Kettle River and is known for its peaceful rural setting, offering easy access to outdoor activities such as hiking, fishing, and camping in nearby General C.C. Andrews State Forest and Banning State Park. The town is conveniently situated near Interstate 35, making it accessible to larger cities like Duluth, which is about 50 miles to the northeast, and the Minneapolis-St. Paul metropolitan area, approximately 100 miles to the south. Willow River offers a quiet, close-knit community atmosphere amidst the natural beauty of northern Minnesota. Proximity to Larger Cities: 50 miles southwest of Duluth, MN 63 miles east of the Brainerd/Baxter area 72 miles southeast of Grand Rapids, MN 100 miles north of the Minneapolis-St. Paul Metropolitan area Airports in close proximity include Range Regional Airport (60 miles), Duluth International Airport (50 miles), and Minneapolis-St. Paul International Airport (100 miles).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown