



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

NORTHERN PRIDE LODGE AND CAMPGROUND



ON FIRST ROACH POND



KOKADJO, MAINE

OFFERED AT \$995,000

Here's a chance to own your dreams!

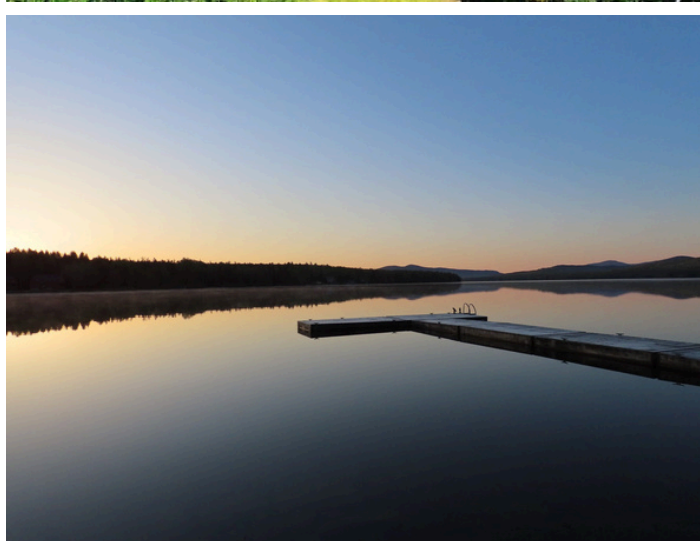
Northern Pride Lodge (NPL) presents a unique opportunity for you to own a well-established, turn-key waterfront genuine Maine North Woods sporting camp or your own personal lakefront getaway in God's Country. You may choose to host paying guests for dining, camping and world-class outdoor adventures beginning just outside your front door or entertain family and friends at the gateway to the Great North Maine Wilderness. Maybe both!

Just south 18 miles will bring you to the vibrant town of Greenville at the head of the fabulous Moosehead Lake. Here you'll find the convenience of shops, social events/opportunities, restaurants, festivals and entertainment. North of the lodge, the pavement ends and traditional Maine adventures begin! Hundreds of miles of unpaved and logging roads will draw you to stunning vistas, native brook trout streams, lakes known for hefty lake trout, outsized brook trout and small mouth bass as well as limitless wilderness hiking, biking, kayaking and camping spots. Embrace the unlimited opportunities to find your peace amongst the abundant wildlife and wild lands. You'll rub elbows with the most wonderful people on earth and share time with moose, deer, bears, lynx, partridge and a whole cast of creatures that will keep you entertained and amazed.

And NPL's season doesn't end in the Fall. Some would say it's just beginning! Snow season is GO Season! One of the finest snowmobile trails in Maine, ITS 85/86 runs right across the driveway. Snowshoe or cross-country ski through miles of untracked powdery backcountry. You can find the party or find solitude depending on your mood. Just find your way to Northern Pride Lodge in Kokadjo Maine for a true Maine experience and wonderful lifestyle.

In addition to tents, NPL welcomes camper trailers and motorhomes, offering electric hook-up for the campers. Drinking water is available, as are hot (!) showers and pit toilets. Tents enjoy soft grassy waterfront sites and they have several sites able to accommodate large trailers or motorhomes. An easily accessible boat launch adjoins the campground, making launching and loading your boat a snap.









Things to Do in the Area:

- take a trip on the Steamboat Katahdin ('Kate') and cruise around on Moosehead Lake
 - simply drive around on your own and get lost in the unspoiled nature of the North Woods and bring your camera!
 - hang out at the Northern Pride Lodge waterfront and listening to the loons
 - winter activities: snowmobiling, skiing, ice fishing, snowshoeing, dog sledding
- hiking
 - moose watch safaris
 - mountain biking
 - birding
 - hunting
 - fishing
 - canoeing/kayaking



CURRENT RATES

LODGING (rates include full breakfast)

- \$120.00 per couple, per night*
- single rate: \$80.00 per night*
- Room with private bath (bubble tub included)
\$145.00 per couple per night*
- Children over 12 welcome
- Reservations require 30% advance deposit,
nonrefundable within 30 days of visit
- No refunds for early departures

MEALS

- Full American Plan \$60.00 per person, per day
(breakfast, boxed lunch, dinner)
- Purchase meals from our menu as you like

CAMPING

- \$35.00 per tent site for up to 2 people* (1 tent per site)
- \$40.00 per RV site for up to 2 people* (1 tent per site)
- \$3.00 per day for each additional person per site
- Hot showers available, water, picnic table and fire ring
- Firewood for sale
- Reserved boat docking \$10.00 per day

RENTALS*

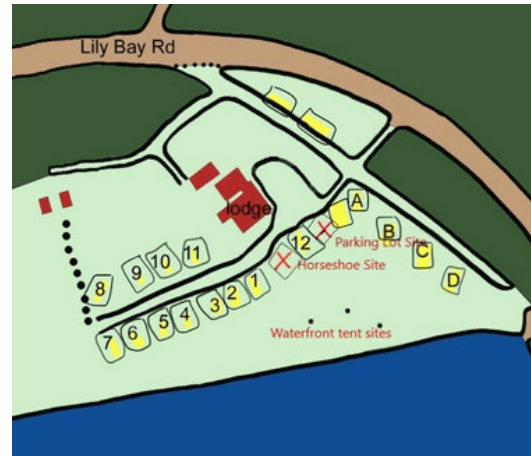
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|--------------------------|------------|
| • 16 foot boat and motor | 150.00/day |
| • Canoe | 30.00/day |
| • Kayaks | 35.00/day |

* no refunds for early departures (lodging or camping) or on unused portions of rentals. Appropriate PFD's provided with rentals



PROPERTY DATA

- House/Inn built in 1896, approx. 3,685 finished sq ft.
- Lot size: 5.35 acres
- 21 RV/campsites with electric hookup and 3 tent sites (with space on the land for additional tent or glamping sites)
- 578 feet of frontage on First Roach Pond (which is about 8 miles long)
- Map PI 047 - plan 05, lot 2
- Shoreland, General Development zoning
- Book 1251 Page 219 Pisquataquis County Registry of Deeds
- Sits right along ITS 85/86, one of the finest snowmobile trails in Maine!
- Tax Acct 218090080
- 2022 real estate taxes - \$3,171
- Sale includes 1 canoe; 4 kayaks (one is a Hobie peddle kayak) and a 16 foot Lund boat, rigged for fishing (has a 20hp Honda four stroke motor) and riding and push mower (along with a garage full of too many tools to mention)
- 50 foot dock with a T, enough to accommodate up to 7 boats, depending on length
- additional buildings: a large covered wood shed (10x16), a refrigerated shed for bait or meat locker (8x14), bath house plus two car garage with storage above (22x34), four chest freezers off the garage building (shed enclosures), and two outhouses.
- the inn has 5 guest rooms, 3 baths (one of which is private to room 2), a living room with large stone fireplace with wood stove, dining room porch
- Lettered and numbered sites on the campground map are the seasonal sites. Transient sites are marked by a red X and tent sites are on the waterfront.
- private well/septic
- Generac propane generator (auto start) for the lodge
- gravity propane heat and propane wall radiant heat (inn/house) plus wood stove and one in the living room (both for heat)
- wood shingle siding, metal roof on the house and out buildings, composition shingle roof on the inn
- property can accommodate approximately up to 10 cars (in addition to the RVs)
- certain personal property is negotiable (pickup truck and plow and 3 snowmobiles)



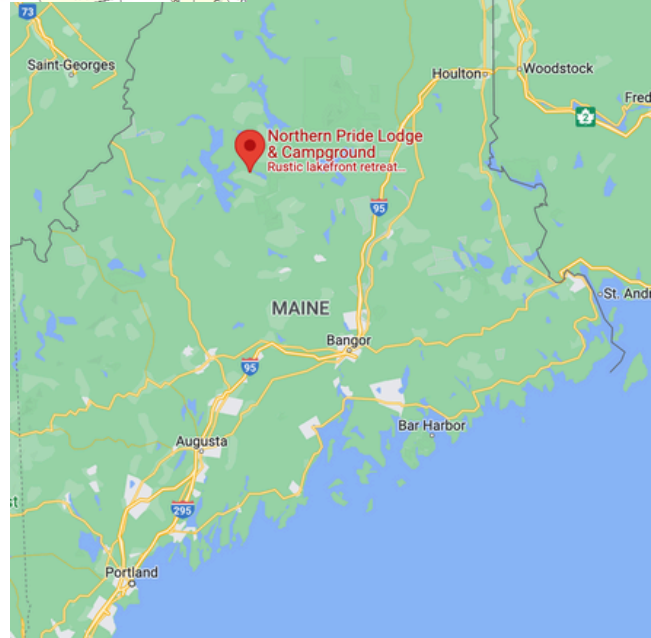
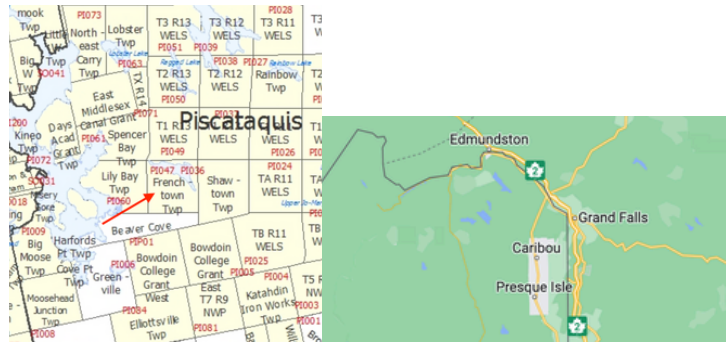
LOCATION

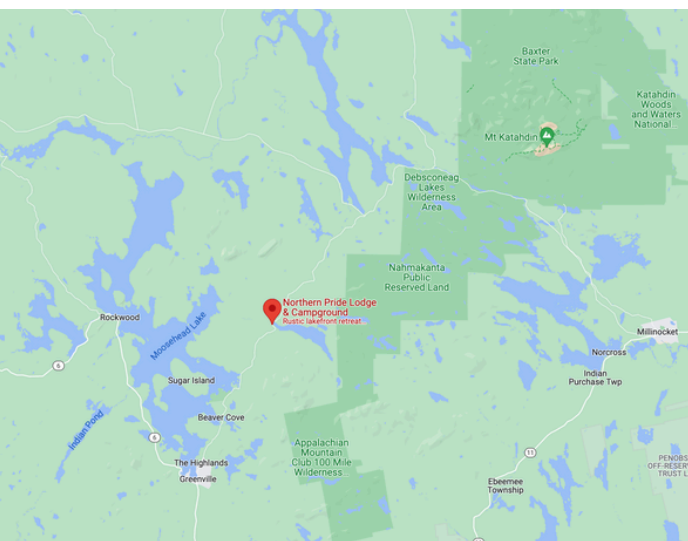
NPL is located:

- 3 hours to Portland
- 3 hours to Bar Harbor
- 2 hours to Bangor
- 2.25 hours to Augusta
- 1.25 hours to the Baxter State Park entrance
- 1.5 hours to Millinocket
- 1 hour to Dover Foxcroft
- 25 minutes to Greenville
- 3.5 hours to Quebec City

Directions From Greenville:

Head north on Lily Bay Road for 18 miles, which becomes Baxter State Park Road. The property entrance is on the right, just before the Kokadjo General Store.



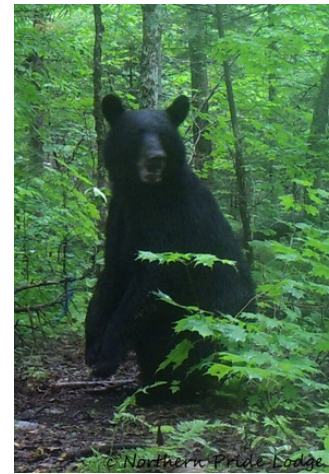
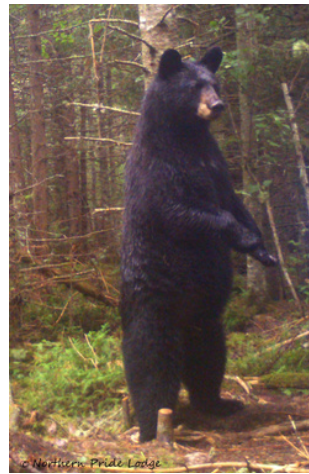


Currently operated as hunting, fishing, recreational lodge, depending on the season - new owners could continue the guiding/hunting service or contract it out, either way, it offers a strong revenue stream.

Current owners are willing to convey their various (40+) bait sites secured to continue with the guiding/hunting services. Bait sites are not readily available and very difficult to obtain and most are within a 20 mile radius of the lodge! Current owners will provide new owners with all the insight needed for bear hunting and show them the ropes from start to finish. Alternatively, new owners could contract out the guide services but maintain the sought after bait sites. This part of the business is very busy!

Potential for New Owners:

- Provide Airstream or RV rentals for the experiential lodging instead of renting out the RV site for a much smaller fee – RV rentals could bring in hundreds nightly
- provide tiny homes/cottages on wheels (at the RV sites), also in demand and each could bring in hundreds nightly
- Add glamping tents
- Add private bath pods
- New owners could increase RV site rental rates (current rates leave a lot of room)
- Offer breakfast baskets delivered to each site; picnic lunches to take on a boat ride or on a guided moose safari; offer dinner to guests or the public on a regular basis (they do currently have a liquor license)
- Host lakefront weddings
- Whole house weekly rentals
- Offer winter packages for snowmobiling, snowshoeing or ice fishing



The owner's house is attached (but completely private) and offers a large kitchen with wood stove, commercial range, living room, TV room, master bedroom with ensuite bath and guest bedroom with hall bath/laundry. There's also a two car garage.





NORTHERN PRIDE LODGE

IN THE UNSPOILED NORTH WOODS OF MAINE



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$1,100,000

For more information or to schedule a showing contact
Dana Moos 207.266.5604 dana.moos@swanagency.com

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT