



SIBLEY CAMPGROUND ON LAKE ASHTABULA

2.89 +/- Acres - Lake Ashtabula - Sibley, North Dakota

Discover a prime investment opportunity on Lake Ashtabula in Barnes County, North Dakota. Nestled on the tranquil shores of North Dakota's Lake Ashtabula you won't find a better mix of outdoor and recreational opportunity than surrounding area has to offer. Offering lakeside and shaded campsites with modern amenities like clean restrooms, showers, and laundry facilities, this family-friendly destination offers direct access to playground and picnic areas as well as the shores of Lake Ashtabula. With activities such as fishing, boating, hiking, and proximity to State Parks and many local events and celebrations throughout the season, this campground promises unlimited potential for outdoor adventure and tranquility alike.

Don't miss this opportunity to own a solid investment in recreational real estate!

JARED NELSON

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INVESTMENT HIGHLIGHTS

- 0% vacancy rate since inception
- 43 Total RV Spots.
- Individual City Sewer Hookup
- Individual City Water Hookup
- Shower & Laundry House
- Private apartment generates additional revenue
- Main Dwelling features two separate 1-bed, 1-bath condo/apartments for owner residence or generate additional revenue.
- 56x65 Metal Shop features Heated Floors and partitioned for cold storage as needed.
- Contact for financial information.

AMENITIES & LOCAL ATTRACTIONS

- Direct Access to public park on shoreline of Lake Ashtabula
- Lake Ashtabula:
- Highly regarded as a top fishery offering opportunity to catch a variety of gamefish species including Walleyes, smallmouth bass, and northern pike, white bass, and yellow perch to name several.
- Recreational Boating
- Local Bars and Restaurants
- Access to public parks and trails in along the shores of lake Ashtabula.

PROPERTY INFORMATION

- Address: 102 Sibley Drive – Sibley, ND
- Acres: 2.89 +/-
- Legal: PART OF PARK AREA NO 1 & PARK AREA NO 2 PARCEL 5
- Parcel #: 60-0011330
- Taxes (2023): \$3,917.63