



Established Turn-Key Business for Sale in Cambridge Ohio which is the longest running overnight rental business in the Area! In business for over 30 years! Located next door to Salt Fork State Park, the most visited State Park in Ohio with 22,000 acres of Land & a 3,000 acre Lake. The Park offers Boating with no Speed Limitations, Fishing, Swimming, Golf, Hiking & Hunting. All this is just at the Base of the Road, you actually drive through a portion of the Park to get to the property. Close enough to Town, Wineries, Restaurants. So Peaceful but just 4 miles from I 77 and two exits South to I 70. Great Location!

Lori J Maag has owned Timberline for 18 years this June 1<sup>st</sup>! It is a wonderful business to be involved in with many Repeat Guests and still many opportunities toward further growth.

- Seven (7) Cabins on 16 acres just 1 ½ miles from Salt Fork Lake & State Park Entrance
  - Fully equipped with all appliances, utensils, plates, pots & pans
  - Charcoal Grills, hot tubs, bonfire pits, deck seating, picnic tables
  - Bedding – sheets, spreads, pillows, winter ‘feather beds’, blankets
- Maintenance Shed:
  - Time Clock, tools, hot tub chemicals, bug sprayers, bed bug heater, ladder etc
  - Snow Blower
  - GMC Maintenance Truck included
- On Property:
  - Beautiful Landscaping, private & serene
  - Not in a Flood Zone
  - Cornhole Boards, volleyball, horse shoe courts, chairs for community bonfire pit
  - Out House / wood shed (2)
  - Lawn Service / wood delivery service
- Advertising:
  - Signage on Route 22
  - Established Website (\$900 a year)
  - Reservation System (get rentals while you sleep!)
- Includes:
  - 3 Wells
  - 3 septic systems
  - 3 electric meters
  - 2 propane tanks
- 2021 Cabin Renovation:
  - New Wood Siding over Energy Saving Spray Foam Insulation
  - New Central HVAC units

Timberline Cabins cont'd.

Other Considerations:

- Currently utilized as an Overnight Rental with a two night minimum
- One could do monthly rentals or yearly with a Lease
- There is the possibility of Boat Rentals at the Salt Fork Dock, just minutes from the cabins
- Space for more Cabins if desired
- Fourteen (14) Acre Farm also for Sale just ¼ mile from Cabins
  - Perfect for being close to your guests' needs
  - Utilized as a Horse Farm with plastic coated fencing
  - Grazing Fields
  - Large Barn (can be used for equipment or for horses)
  - Large Chicken Coop attached to Barn all with full electric
  - Outbuildings / Garage
  - Deutz Tractor Included with attachments
  - Large 2 acre Pond with Dock & Canoe
  - Peaceful & quiet with serene views
  - Two bedroom/one bath home with Sunroom & Huge Decking
    - New HVAC Unit
    - All Appliances Included
    - Basement with washer/dryer
    - Open Floor Plan
    - Landscaping

## To the Realtors

- Serious Inquiries Only
- Interested Parties Must be Pre-Approved
- Appointment Necessary for a Showing, please no 'Drive throughs' to protect the quality of a Guests' Stay
- Reason for Sale is Retirement
- Cash Flow & Financials on request for Approved Parties
- Current Owner will sign a 'no compete clause'
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