



**EVOLUTION**  
REAL ESTATE TEAM



# SOUTH BEACH OWNERSHIP GUIDE

MORE THAN REAL ESTATE — IT'S A LIFESTYLE

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# WELCOME TO CRAGUN'S SOUTH BEACH COLLECTION

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## DEAR FUTURE HOMEOWNER

**We're honored that you're considering becoming part of the South Beach Collection—an exciting new chapter in the long and storied legacy of the Legend on the Lake.** Together, we're shaping something lasting and meaningful: a lakeside community created for families who value tradition, craftsmanship, and the opportunity to own a true piece of Minnesota resort history.

Our shared vision is to preserve what makes Cragun's extraordinary while thoughtfully elevating it for generations to come. With more than a century of combined leadership in resort development, construction, and hospitality, our locally rooted team brings proven expertise—and an unwavering commitment to quality, integrity, and innovation.

From thoughtful design and enduring construction to seamless management and world-class guest experiences, your future home will be supported by trusted partners—Leisure Hotels & Resorts, Evolution Resort Real Estate, and W. Gohman Construction—each dedicated to creating exceptional ownership experiences and enduring value.

We invite you to explore this guide and envision your place within Cragun's next great era. On behalf of all of us—welcome to South Beach.





## HONORING THE PAST, BUILDING THE FUTURE

## INDUSTRY'S BEST

The next chapter of Cragun's Resort brings together a team of seasoned resort operators, developers, and hospitality visionaries united by one mission: honor the legacy of Dutch & Irma Cragun while re-imagining the Legend on the Lake.

With deep Minnesota roots and decades of proven success, **the new ownership group—working alongside trusted partners in real estate, construction, design, and operations**—is blending heritage with innovation to shape the next era of Cragun's Resort.

Through thoughtful reinvestment and sustainable development, this team is enhancing both guest experience and ownership value—setting a new benchmark for Minnesota resort excellence and positioning Cragun's as the Midwest's premier lakeside destination for generations to come.

## PROJECT PARTNERS

**ESG DESIGN** → Aesthetic direction, finishes, and visual identity

**EVOLUTION RESORT REAL ESTATE** → Real estate strategy, sales, and ownership guidance

**L&S** → Resort rebrand, messaging, and marketing strategy

**LEISURE HOTELS & RESORTS** → Resort operations, management, and hospitality leadership

**O'MALLEY & KRON** → Plat engineering and surveying

**SAS ASSOCIATES** → Plat renderings and design concepts

**TWM ARCHITECTURE** → Master-planning and architectural design

**W. GOHMAN CONSTRUCTION** → Construction development, management and execution

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## MINNESOTA'S MOST EXPERIENCED RESORT DEVELOPMENT TEAM

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## JAMIE TATGE

"If everything's under control, you're going too slow." — Mario Andretti

## HOSPITALITY DEVELOPMENT LEADER

With over 25 years in hospitality leadership, Jamie Tatge is a driving force behind the transformation of Minnesota's premier resort destinations. As CEO and Co-Owner of Leisure Hotels & Resorts, he leads one of the region's largest independent management companies, overseeing a diverse portfolio of resorts, hotels, golf courses, and marinas across the Midwest.

Jamie joined Leisure in 2007 after serving as Director of Operations at Grand View Lodge. His early work included managing the \$38 million redevelopment of Chase on the Lake in Walker, MN—delivered successfully amid one of the toughest economic climates in recent history.

Since becoming CEO in 2014, Jamie has led growth across 12+ Minnesota properties through strategic development, operational excellence, and innovative guest experiences. His vision has shaped landmark projects such as Quarterdeck Resort on Gull Lake, North Shore Camping Company, and Pier B Resort Hotel in Duluth.

As a Brainerd Lakes resident and development partner, Jamie played a pivotal role in the local acquisition and revitalization of Cragun's Resort—a landmark moment that returned one of Minnesota's most iconic resorts to local ownership under Leisure Hotels & Resorts. Beyond Minnesota, Jamie's impact extends to nationally recognized destinations such as Jay Peak and Burke Mountain Resorts (VT) and Black Rock Mountain Resort (UT).

A charismatic and forward-thinking leader, Jamie continues to drive innovation, inspire teams, and advance the future of Midwest hospitality.

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## MINNESOTA'S MOST EXPERIENCED RESORT DEVELOPMENT TEAM

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## MARK RONNEI

“Leave every place better  
than you found it”

### MINNESOTA HOSPITALITY PIONEER

With nearly 55 years in hospitality—including 43 years shaping one of Minnesota’s premier resorts—Mark Ronnei is a visionary leader specializing in real estate development, resort operations, and destination strategy.

Mark began his career in 1978 at Grand View Lodge, where he served in roles ranging from Director of Sales to General Manager of the 2,000-guest family, golf, and spa resort on Gull Lake. Over four decades, he led transformative growth, including the development of The Pines and The Preserve golf courses, and co-managed the creation of Arnold Palmer’s Deacon’s Lodge Golf Course. Under his leadership, Grand View became a statewide leader in golf tourism, driving over \$100M in golf package, group, and membership sales.

Today, Mark brings his unmatched expertise to the future of Minnesota’s resort landscape as a partner at Quarterdeck Resort, Cragun’s Resort, and Evolution Resort Real Estate. At Evolution, he focuses on creating whole-ownership vacation opportunities designed to balance heritage, lifestyle, and long-term value. He also leads Abides Consulting, helping resort owners, developers, and investors unlock the full potential of their properties.

Mark’s contributions to the industry have earned him statewide recognition, including being named Minnesota Resorter of the Year (2006) and induction into the Minnesota Hospitality Hall of Fame (2018). He has served on the Minnesota Governor’s Council on Tourism, the Minnesota Golf Association Board, and founded both the Minnesota Golf Trail and the Brainerd Lakes Area Golf Trail. He currently serves as Board Chair of Crow Wing Power and Board Vice Chair of Essentia Health.

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## MINNESOTA'S MOST EXPERIENCED RESORT DEVELOPMENT TEAM

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## MIKE GOHMAN

“Build properties that don't just look good — build properties that live well, rent well, and perform exceptionally for decades.”

## RESORT DEVELOPMENT PARTNER

As a third-generation builder and owner of W. Gohman Construction, Mike Gohman has spent his career shaping many of Minnesota's premier resort and hospitality destinations. Known for craftsmanship, innovation, and integrity, his firm has become a trusted partner in developing some of the state's most iconic properties.

Mike's leadership has guided landmark projects at Grand View Lodge, Quarterdeck Resort, and now Cragun's Resort, where he serves as co-owner and development partner. His team at W. Gohman Construction is recognized for delivering thoughtful design, superior finishes, and performance-driven results that enhance the guest experience and create long-term value for owners.

Under Mike's direction, W. Gohman Construction is also evolving through a key-role employee ownership model, reinforcing a company culture built on accountability, excellence, and shared success. Beyond construction, Mike brings a personal perspective to every project—having owned resort properties himself, he understands what it takes for developments to live beautifully, operate efficiently, and perform for the people who own them.

For Mike, the South Beach Collection at Cragun's Resort is more than another project—it's a continuation of his family's legacy and a defining opportunity to help shape the future of Minnesota's resort industry with enduring quality and vision.

OUR PASSION.  
OUR EXPERTISE.  
YOUR LEGACY.



## MEET TEAM EVOLUTION

Let us introduce ourselves! **We're a small and mighty real estate team based in Northern, Minnesota—passionate about preserving the legacy and elevating the future of Minnesota's most iconic resort destinations.**

These locations are rich with history, tradition, and the memories of generations who have enjoyed them. By facilitating thoughtful ownership opportunities and development strategies, we help keep these special places vibrant, relevant, and sustainable—delivering exceptional experiences for today's guests and lasting value for tomorrow's owners.

## THE ADVANTAGE

With over 75 years of combined resort and real estate experience and \$145M in transactions, our team is proud to lead the industry in resort ownership and legacy destination development. We proudly represent several Minnesota properties including Grand View Lodge (Nisswa, MN), Quarterdeck Resort (Nisswa, MN) and Cragun's Resort (Brainerd, MN).

Whether you're taking your first step into resort ownership or expanding your vacation rental portfolio, we'll be by your side every step of the way—educating, guiding, supporting, and advocating to make your ownership journey as rewarding as the destination you love.



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- 1987 **MARK RONNEI** Becomes General Manager Grand View Lodge
- 1989-1990 **8TH FAIRWAY TOWNHOMES** 10 Units | Rental *GVL*  
**WEST PINES** 10 Units | Rental and Residential *GVL*
- 1996 **GULL HAVEN** 11 Units | Rental *GVL*
- 2000-2003 **UPPER ROY LAKE LODGE** 4 Units | Rental *GVL*  
**GOLF VILLAS** 8 Units | Rental *GVL*
- 2005 **GRAND VIEW LODGE REAL ESTATE** Founded
- 2005-2006 **HOMEBROOK** 23 Lots | Private homes with acreage  
**FAWN RIDGE** 16 Units | Private homes with lake access  
**MISSION LAKE LODGE** 12 Units | Resort on Mission Lake
- 2006-2009 **COTTAGES AT ROY LAKE** 19 Units | Rental *GVL*
- 2007-2012 **NOKOMIS UNITS** 26 Units | Rental *GVL*  
**BAY COLONY** 12 Units | Rental *GVL*
- 2018-2020 **GARDEN COTTAGES** 59 Units | Rental *GVL*  
**FAIRWAY PINES** 20 Units | Rental *GVL*  
**NORTH HOTEL** 60 Hotel Rooms | Rental *GVL*  
**LINDEN COTTAGES** 6 Units | Rental *GVL*
- 2021-2022 **NORTH PINES** 27 Lots | Rental *GVL*
- 2023 **EVOLUTION RESORT REAL ESTATE** Founded by Mark Ronnei & Carrie Lee  
**QUARTERDECK RESORT** Purchased
- 2023-2024 **LAKESIDE COTTAGES** 4 Units | Rental *QD*  
**LAKESIDE CONDOS** 2 Units | Rental *QD*  
**LAKESIDE & LAKEVIEW LOFTS** 6 Units | Rental *QD*
- 2023-NOW **THE RIDGE & POINTE** 56 Lots | Rental and Residential *CRAGUNS*  
**THE RIDGE & POINTE** 5 Units | Rental *CRAGUNS*
- 2024-2025 **WOODSMOKE CABINS** 16 Units | Rental *QD*  
**SOCIAL 3** 3 Units | Rental *QD*
- 2025 **CRAGUNS RESORT** Purchased  
**QUARTERDECK PHASE II** 12 Units | Rental and Residential  
**CRAGUN'S SOUTH BEACH** 31 Units | Rental  
**KOHL'S RESORT** 12 Units | Rental

# MAJOR RESORT IMPROVEMENTS 2017-2025

## MILLIONS INVESTED

Cragun's has invested millions over the past decade to improve the resort and create one of the best golf experiences in Minnesota. **From lodging and recreation to dining and golf, much of the property has been touched.**

## RESORT & GOLF ENHANCEMENTS

**LODGING** → Nearly every lodge guest room and the north end cabins were fully remodeled with updated interiors, fireplaces, and new furnishings.

**PUBLIC SPACES & MEETINGS** → Many of the common areas and meeting spaces were refreshed with some new furniture & finishes, some updated AV technology, and welcoming décor.

**OUTDOOR & RECREATION** → The resort expanded their marina fleet with new pontoons, jet skis, and water toys; upgraded beach areas; new pickle ball courts and enhanced outdoor games.

**PRIVATE COLLECTION HOMES & CABINS** → There have been multiple new Private Collection Homes built on the Lehman 18 Course and nearly all of the hillside cabins were renovated.

**LEGACY GOLF TRANSFORMATION** → A landmark \$18 million expansion and renovation was led by Tom Lehman and Chris Brands, which added nine new championship holes and comprehensively upgraded the existing 36. The project introduced redesigned fairways, strategic bunkering, improved drainage, and larger playing corridors, removing forced carries to create a course that is both more inviting for average golfers and more challenging for low handicaps—elevating the Legacy Courses into one of the Midwest's premier golf experiences.

**LEHMAN 18** → A signature 18-hole course measuring 4,700–7,500 yards, featuring dramatic views, expansive fairways, and distinctive stacked-sod bunkers.

**DUTCH 27** → Three renovated 9-hole courses—Red, White, and Blue—each redesigned with wider fairways, new greens, and strategic bunkers. Red-to-White is now the tournament course for the CRMC Championship (PGA Tour Americas).

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## NEW OWNERSHIP, NEW MOMENTUM. WHAT'S NEXT?

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## THE FUTURE OF CRAGUN'S

**While Cragun's has invested millions to reimagine the property, the best is yet to come.** New ownership is building on this momentum through luxury lakeside cabins, a revitalized lobby, inspired new dining, and year-round amenities like pools and saunas—there's never been a better time to be here!

## PROJECT PHASES

### PHASE #1 → WINTER 2025 - SPRING 2026

- **Re-branding Project:** New brand identity, logo, and website. Legend on the Lake - "Bold, Fun, Timeless"
- **South Shore Project:** Build 6–8 new luxury lakeside cabins.
- **Lobby Transformation:** Expansive lakeside windows, a new front desk, coffee, pastry, and retail shop.
- **Dining Upgrades:** New restaurant & bar, plus refreshed main dining room with expansive lake views.
- **Amenities:** Sundeck renovation, main lodge hallway carpet replacement, exterior painting, and new rental boats and jet skis.

### PHASE #2 → FALL 2026 - SPRING 2027

- Additional 10+ South Beach cabins, new landscaped entrance roads.
- Irma's Kitchen re-imagined.
- Year-round outdoor pool with hot tub and saunas.
- Meeting space renovation includes Pine & Cedar Ballrooms.

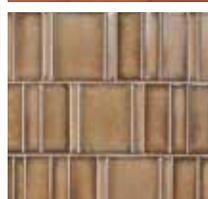
### LONG-TERM VISION → 2027+

- The final phase of South Beach will introduce 25 new luxury lakeside cabins, paired with renovation of the existing legacy cabins. Once complete, South Beach will showcase 35 of the finest resort rentals in the entire state of Minnesota.
- Legacy Clubhouse remodel, Tamarack Event Center refresh.
- Continued updates/renovation to the entire North end of resort including the indoor pool facility.
- Future concepts considered include marina relocation, outdoor dining, and potential spa.

ESTD  1940

# CRAGUN'S

RESORT



# REBRAND & RENOVATION CONCEPTS

## LEGEND ON THE LAKE

**Bold, Fun, Timeless.** This rebrand and renovation re-imagines Cragun's Resort as a modern Northwoods retreat — grounded in natural materials and elevated through thoughtful detail.

- Blends rugged stone, warm wood tones, cozy textiles, and refined lighting for a contemporary yet grounded aesthetic
- Offers a fresh take on the classic lodge—familiar and timeless, yet clean-lined and modernized
- Balances contrast: textural vs. tailored, rustic vs. refined
- Connects interiors to the lakefront through large windows and organic finishes
- Features a neutral, earthy palette that provides year-round warmth
- Creates inviting spaces—from intimate lounges to flexible gathering areas—designed for comfort and connection
- Embodies quiet sophistication without feeling staged or exclusive
- Honors Cragun's legacy while evolving it—authentic, approachable, and crafted for today's guest



# SOUTH BEACH COLLECTION DEVELOPMENT

GULL LAKE  
(GENERAL DEVELOPMENT LAKE)

UNNAMED LAKE  
(NATURAL ENVIRONMENT LAKE)



LEISURE HOTELS  
& RESORTS. 175  
YEARS OF LOCAL  
EXPERIENCE.



## MORE THAN HOSPITALITY

As a vacation home owner at Cragun's Resort, you benefit from a proven, locally operated management model that's both authentic and deeply experienced. **Headquartered in Baxter, Minnesota, our leadership team brings together more than 175 years of collective experience in hospitality, leisure, and resort operations.**

With deep regional roots and a long track record of success managing premier Midwest destinations—including Quarterdeck Resort on Gull Lake, Chase on the Lake on Leech Lake, and Pier B Resort on Lake Superior—our team combines continuity, innovation, and local insight to ensure Cragun's Resort continues to thrive for generations to come.

## MANAGEMENT STRUCTURE

### LEISURE HOTELS & RESORTS

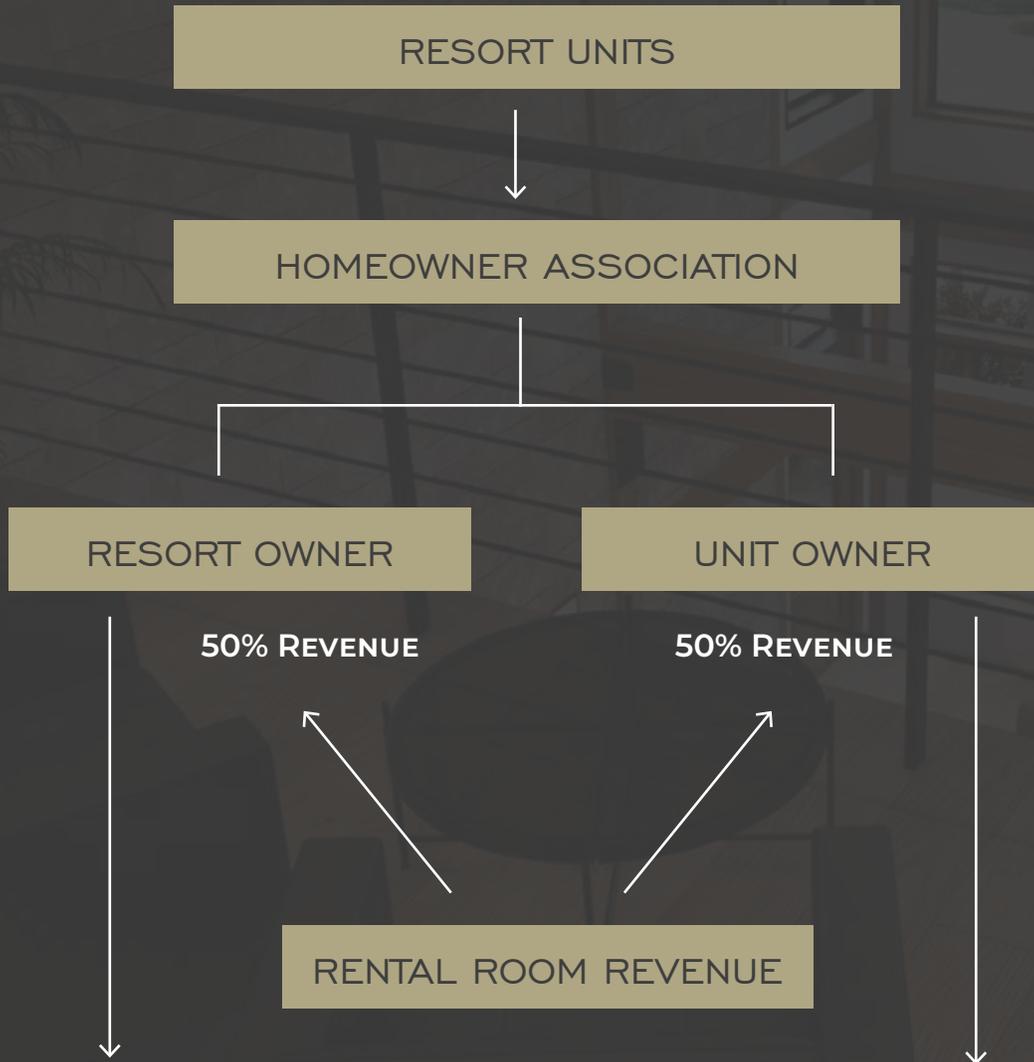
- Operates the rental program for rental agent, Cragun's Resort, under contract.
- Manages rental employees for rental agent.
- Maintains sales & marketing program.
- Manages rental inventory and rental rates.
- Maintains rental units, recommends repairs and replacement as required of rental contract.
- Maintains overall resort and facilities, recommends, repairs and replacements as needed.

### CRAGUN'S RESORT

- Contracts with unit owners for rental of unit within Cragun's Rental Program.
- Provides sales & marketing for unit and resort amenities.
- Provides general amenities for unit owner and rental customer use.
- Provides rental reservation system, maintaining unit inventory, sets nightly rates & minimums.
- Pays the cost of cleaning rental units.
- Pays for the cost of rental agent payroll, resort wide amenities, and other related expenses.
- Maintains amenity property insurance and rental liability insurance.
- Contracts with management company, Leisure Hotels & Resorts, to perform rental functions.

# RENTAL PROGRAM

## WHOLE OWNERSHIP MODEL



### RESPONSIBLE EXPENSES

- Rental Agent
- Customer Acquisition
- Sales & Marketing
- Reservations
- Front Desk
- Housekeeping
- General Maintenance
- Amenity Operations

### RESPONSIBLE EXPENSES

- Unit Purchase
- Taxes
- Utilities
- Insurance
- Repairs & Renovations
- Linen & Guest Supplies
- Unit Maintenance Fees
- Unit Furnishings

# RENTAL PROGRAM OVERVIEW

## IT'S A LIFESTYLE

**Enrollment in the Rental Management Program gives owners full access to all resort amenities, plus special benefits and rental income opportunity.** Cragun's Resort will handle all critical management functions including marketing, reservations, check-in services, housekeeping, maintenance, security and revenue management.

## RENTAL PROGRAM MODEL

### PROCESS

- Resort lots are sold; units are built by the resort owner/developer.
- Homeowner's Association is created to govern any units.
- All amenities and common areas will remain resort owned.
- Units are placed into the HOA.
- Units are sold to individuals under the whole ownership model.
- Unit owners join the Resort Rental Program.
- Net room revenue is split 50% to owner and 50% to the Resort.
- Expenses are allocated to the Resort or unit owner, as outlined in the Rental Management Agreement and HOA documents.

### OWNERSHIP HIGHLIGHTS

- **Not a timeshare or fractional** → Units are owned by a sole individual and/or business entity. You own the structure and ground beneath.
- **Financing Options** → 1031 Exchange friendly.
- **Tax Deductions** → Contact your tax advisor for tax deduction information.
- **Flexible Usage** → Owners can enjoy their Resort Rental Units for up to 42 days every Summer (May 1st – October 31st) and up to 100 days during the Winter season. Unit is rented while not in use.
- **Rental Income** → Resort and unit owner split approximately 50/50 net room rental income.
- **Higher Resell Value** → Unit appreciates in value.
- **Owner Responsibilities** → Owners are responsible for association fees, taxes, utilities (electric, gas, city sewer, Internet, television service), insurance, and unit furnishings.
- **Rental Management Program Fees** → Admin fee, annual linen, kitchen wares, minor maintenance guest supply fee, annual deep cleaning fee, and major unit repairs.

## RENTAL PROGRAM UNIT OWNER FEES

### PARTNER WITH THE BEST

**The Cragun's Rental Program is built on flexibility and partnership: owners retain personal use while benefiting from the resort's strong brand, established guest base, and industry expertise.** Participation helps preserve a consistent, high-quality guest experience across the resort and supports the long-term value of every property within the Cragun's Resort community.

### RENTAL PROGRAM FEES

**ADMIN FEE** → 5% Covers program administration, accounting, credit card fees and owner support services.

**DEPARTURE CLEANING FEE** → \$70/bedroom. Billed after each owner or owner's guest stay.

**ANNUAL DEEP CLEANING FEE** → \$150/bedroom. Billed in July. Includes deep cleaning of entire unit - closets, shelves, tile, counters, carpet, windows, upholstery, underneath furniture, etc.

**ANNUAL LINEN, KITCHEN WARES, AND MINOR MAINTENANCE FEE** → \$500/bedroom. Billed in July. Includes all kitchen supplies; bathroom supplies such as waste baskets, shower curtains; bedroom supplies such as clocks, hangers, mattress pads, blankets, pillows, and linens; minor maintenance such lightbulbs, furnace filters, adjustments needed for doors, equipment, furniture, etc.

**NON-ROUTINE MAINTENANCE & REPAIR FEE** → At cost to Company plus 15% mark-up for materials (5% for outside contractor invoices). In-house labor to be billed at \$55 per hour (minimum ½ hour charge).

### UNIT IMPROVEMENT PLAN

This plan will outline the expected timetable for home upgrades and replacement of furniture, appliances, electronics and beyond. Based on past rental history the following estimates have been provided.

- Lamps & Fashion Accessories 5-8 Years
- Soft Goods, Couches & Chairs 7-10 Years
- Hard Goods, Tables 10-15 Years
- Carpets 5-8 Years
- Beds & Frames 7-10 Years
- Electronics Keep Current, Trends & Guest Expectations

## OWNER USE, RATES & RENTAL INCOME

### HOME SWEET VACATION HOME

As a Cragun's Resort home owner **you are not purchasing an investment, but rather a vacation home that has a rental program available for you to take advantage of to decrease your total cost of ownership.** We are prevented by law from making projections for yearly income from the rental home. We advise you consult with your financial advisor or tax professional.

### OWNER USEAGE & RENTAL INCOME

**OWNER USE & RESERVATIONS** → Enjoy your South Beach Unit for up to 42 days every Summer (May 1st – October 31st) and up to 100 days during the Winter season. All owners will be provided access to an online portal where they can book their Unit, review owner statements and see future guest reservations.

While there are limited black out dates, once a guest has booked your home the resort will not move the guest, unless the guest is easily moved and agreeable to the move. Guests are allowed to book up to 50 weeks in advance. Owners are encouraged to book their vacation home 13-18 months in advance. If an owner's home is not in use by guest, owners may book their home up to 24 hours in advance.

**RENTAL INCOME OPPORTUNITY** → Net room revenue is split 50/50 between owner and resort on a monthly basis. The amount of revenue you will receive as an owner is dependent on your personal usage pattern, the size and type of unit, the market conditions and other competitive factors.

Net room revenue does not include food and beverage, spa services, in-room entertainment, parking, telephone, internet rental, resort fees, pet fees, marina fees, green fees, parking revenue, package component revenue, gratuities, or any taxes paid by guest.

**RATES & MINIMUMS\*** → Rates are subject to change during various times of the year with dynamic pricing initiatives and other season extending and demand driving amenities. All rates and minimums are set by Cragun's Resort.

# WHOLE OWNERSHIP INVESTMENT

## BUILD YOUR LEGACY HERE

**Ownership at Cragun's Resort is designed to be both rewarding and transparent.** Owners are responsible for standard carrying costs associated with their property including association fees, real estate taxes, utilities (electric, gas, sewer service, internet, TV service), and insurance.

## OWNER EXPENSES

**ASSOCIATION FEES** (estimates) → \$475/month. Includes Well Expense (Shared Wells), Insurance (Common Areas), Landscaping and Grounds Keeping, Association Management Fees, Pest Control (Exterior of Units), Repairs and Maintenance on common areas, Irrigation, Snow Removal, Trash Removal, Tree Removal/Clean Up, Water Conditioning.

**TAXES** (estimates) → TBD. Please contact the Cass County Auditor-Treasurer's Office at 218-547-7260 for more information.

**UTILITIES** (estimates based on 5 Bdrm Private Collection Homes):

- \$175/month Electricity - Minnesota Power
- \$150/month Natural Gas - Excel Energy
- \$240/month Internet/TV Service
- \$140/quarter Sewer Service - City of Gull Lake

**INSURANCE** → TBD. Commercial insurance policy (HO5 or HO6) is required. Insurance policy must cover the entire structure (interior and exterior) in a minimum amount of 1 million dollars for liability coverage.

**Northridge Insurance Agency, Inc.** | Jason Kottke  
218-829-1166 | jason@northridgeagency.com

**LENDERS** → Below are local lenders that have financed similar types of resort products in the past.

**American National Bank**  
Mike Owen  
218-656-1344  
mowen@anbmn.com

**First Western Mutual Bank & Trust**  
Nick Hummel  
218-963-4049  
nick.hummel@firstwestern.bank

**Pine River State Bank**  
Karl Nelson  
763-241-5266  
knelson@pineriverstatebank.com

# CRAGUN'S RESORT AMENITIES

From dawn to dusk —Cragun's Resort is designed to delight. **Our mile of shoreline, full-service marina, expansive recreation facilities, championship golf, dining venues and rich calendar of activities ensure that every guest** (young or old, eager for adventure or craving relaxation) finds their favorite way to unwind. These amenities, paired with diverse dining and seasonal programming, make Cragun's not just a resort, but a year-round retreat and a lifestyle canvas.

## LAKESIDE & WATER EXPERIENCES

- Two private beaches (North and South) along our mile of shoreline, perfect for swimming, lounging, sandcastles, or evening bonfires around fire pits.
- Bonfire pits stocked with complementary firewood.
- Full-service marina with private boat launch, slips, and boat/gear rentals (pontoon boats, kayaks, paddleboards, etc.).
- Guided Gull Lake cruises aboard the North Star Yacht (daytime, sunset, or private charter options).

## INDOOR & ALL-WEATHER RECREATION

- Five on-site restaurants and bars, each offering a unique dining experience to satisfy every taste.
- Indoor pool complex with whirlpool, sundeck overlooking the lake, and sauna.
- Outdoor pool (with children's pool and hot tub) available seasonally (warmer months.)
- Tamarack Event Centre / Sports Centre – a 22,000 ft<sup>2</sup> multi-purpose facility featuring basketball, tennis, pickleball, volleyball courts, an indoor running track, and fitness area with cardio machines, strength equipment & TVs.
- Indoor and outdoor tennis courts (convertible to pickleball & volleyball) with rental equipment available.

## AWARD WINNING GOLF

- 45 holes of award-winning golf across the Legacy Courses (Dutch 27 + Lehman 18).
- Par-3 Legacy course and fun alternatives like FootGolf.

## FAMILY & KIDS ACTIVITIES

- Cragun's Kids Program, arts & crafts (Vacation Creations), card games, themed events, bingo nights, karaoke, and more to keep younger guests engaged.
- Evening beach bonfires and marshmallow roasting — a nightly tradition where guests gather under the stars.
- Signature events like the Cardboard Boat Regatta, beach games, group activities, and seasonal programming.
- A lakeside playground on the beach for kids, complete with climbing structures and water play.

## SEASONAL & LAND

- Snowmobile rentals and access to regional trails in the area.
- Cross-country skiing, ice skating (lit rink), dog sled rides, ice fishing.
- e-bike and e-scooter rentals for exploring the resort grounds and surrounding trails.
- Connection to the Paul Bunyan State Trail
- Foot paths, scenic nature walks, lakeside strolls, and beach volleyball courts.

## OVERVIEW: EXCLUSIVE OWNER BENEFITS & DISCOUNTS

### EXCLUSIVE BENEFITS

South Beach ownership opens the door to a resort lifestyle like no other. **Enjoy exclusive perks, privileges, and access to Cragun's best amenities** — all designed to elevate your stay and bring the full Cragun's experience to life every time you visit.

## RESORT CLUB MEMBERSHIP

As part of the Cragun's Rental Program, **you'll automatically receive a complimentary Resort Club Membership (\$3,600 value)**! Your membership gives you access to exclusive owner discounts, amenities, and resort privileges. You'll receive a personalized membership card, and all resort purchases—such as lodging, golf, marina rentals, and more—can be charged to your Resort Club Account to receive preferred pricing and exclusive member perks.

#### RESORT AMENITIES

- **Access to Cragun's Resort:** Pickleball Courts, Tennis Courts, Beaches, Outdoor Pool, Whirlpools, Sauna, Indoor Pool,
- **Sports Centre**—Indoor Tennis, Volleyball, Basketball, Fitness Room, Indoor Track.

#### SHOPPING

- **Discount on clothing and merchandise** (excludes golf clubs) at Cragun's Resort Gift Shop and Legacy Courses Pro Shop.
- **Preferred pricing** on golf cart purchases at Versatile Vehicles Brainerd.

#### LODGING

- Best available **discounted lodging rates** on lodge rooms, suites, cabins, villas, and golf course homes.

#### GOLF

- **Cragun's Legacy Courses:** discounted golf rates for up to 4 people each day.
- **Discounted unlimited memberships.**
- **Indoor Golf Simulator:** 15% off hourly rates.

#### BOATING

- **Cragun's NEW Boat Club:** enjoy easy access to Gull Lake.
- **Cragun's Resort Marina on Gull Lake:** 10% off rentals (pontoons, speedboats, snowmobiles, ice houses, and more!)
- **Cragun's Gull Lake Cruises:** 10% off all cruises.

# GOLF MEMBERSHIP

Enhance your ownership experience with a Cragun's Golf Membership, offering unlimited access to their world-class championship layout — including the newly renovated 45-hole “Legacy” courses, the 7,400-yard signature Lehman 18, and the Dutch 27 with its famed risk-reward finishes.

Enjoy play year-round in a stunning 1,000-acre wooded sanctuary surrounding Stephens Lake, complete with a full-service clubhouse, practice facilities and a Par 3 course to mix things up.

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## DISCOUNTED UNLIMITED GOLF MEMBERSHIPS AVAILABLE FOR RESORT CLUB MEMBERS

### MEMBER BENEFITS

- **Complimentary use** of driving range and practice facilities
- **Club storage** and locker room access
- **Riding cart** with touchscreen GPS

### LEAGUES AT LEGACY COURSES

- **Tuesday Night:** Ladies' League
- **Wednesday Night:** Men's League
- **Friday Night:** Couple's League

### INDOOR GOLF SIMULATOR DISCOUNTS

- **15% off hourly rates** at the indoor golf simulator at Cragun's Legacy Courses pro shop. Available November - March

# BOAT CLUB

Join the Cragun's Boat Club to enjoy exclusive boating privileges with full access to our private, members-only fleet on Gull Lake.

Choose from a variety of premium boats available throughout the summer — each fully maintained, fueled, and ready for your next adventure. Whether you're cruising the chain, tubing with family, or catching a sunset on the water, step aboard and experience the ultimate in lakeside freedom, convenience, and connection.

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## MEMBER BENEFITS

- **20 hours** of weekend boat rental
- **20 hours** of weekday boat rental
- **Unlimited use** of non-motorized boats: kayaks, paddleboards, canoes, hydrobikes, and paddle boats

## 15% OFF MARINA PURCHASES

- Food, drinks, ice, bait and merchandise

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# JOIN TODAY!

## RESORT CLUB CONTACT

- Beth McGarry
- Cragun's Facility Director
- 218-825-2870
- [bmcgarry@craguns.com](mailto:bmcgarry@craguns.com)