

WAGON WHEEL MOTEL & RV PARK

Mackay, Idaho - Central Idaho Recreation Area

THE COMPANY

The original motel building was built in 1947 from logs that were hand cut, shaved, and hauled down the surrounding mountains. Over the years the motel grew into 15 rooms, 10 RV pads, and six cabins. One cabin is ADA accessible. Additionally, the property includes a beautiful two-bedroom two-bath residence for the owners. The motel has become a year-round destination for travelers interested in hunting, fishing, mountain climbing, hiking, and off-road trail riding. The motel has a history of consistent growth, with a 13% CAGR over the last 10 years.

THE LOCATION

Mackay serves as a gateway to Central Idaho's recreation areas. It is the closest town to Mt. Borah, the highest mountain peak in Idaho. Nestled at the base of the Lost River Mountain Range, Mackay is nicknamed "The Top of Idaho". The Lost River Range contains seven of the nine Idaho peaks topping out at over 12,000 feet. The Big Lost River feeds the Mackay Reservoir providing boating, fishing, and camping opportunities along the way. The total population of Custer County in 2021 was 4,428, spread out over an area of 4,937 square miles. Direct Travel Spending was up 17.9% in 2021 and has risen every year since 2014.

THE REASON FOR SELLING

The current owners have painstakingly updated and expanded the motel and love living in Mackay. For personal reasons it has become necessary for them to relocate.

THE POSSIBILITIES

Power, Sewer, and Water utilities are already in place to add an additional 10 cabins, and additional demand exists to fill those cabins at a high occupancy rate. The residence could be used by a live in manager for an owner who wanted to run the motel from a distance.



ASKING PRICE

~~\$2,300,000~~

**** MOTIVATED SELLER ****

Price Reduced to
\$1,995,000

TERMS:

Cash

PRICE INCLUDES

The Business and Real Estate with:

- (10) RV Pads with Full Hookups
- 2-bed, 2-bath Home for Manager/Owner
- (6) Cabins
- (15) Total Motel Units

INCOME STATEMENT SUMMARY

A Full Financial Package will be provided upon completion of Confidentiality Agreement (see "Request Information" box below)



REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

<https://arthurberry.com/ca2>

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