

Sherwood Forest Camp Ground

About Us:

Sherwood Forest is a private RV resort located on the northwest side of Mille Lacs Lake, approximately 100 miles north of Minneapolis/St. Paul on U.S. Highway 169. At Sherwood Forest, residents enjoy ownership of their own deeded RV lot and are members of an association that owns and operates the campground. Sherwood Forest began operations in 1979 and is still going strong! Many charter members continue to own property and enjoy their time here.

Sherwood Forest allows you access year-round so you can enjoy your favorite summer and winter activities.

Sherwood Forest is unique in that it is 400 acres of land developed into private campsites laid out in six separate towns - Canterbury, Nottingham, Banbury, London, Cannock Chase and Derby. There are over 800 campsites located in Sherwood Forest making it one of the largest campgrounds in Minnesota.

The campground is fully developed with over 10 miles of gravel roads and eight comfort stations (with showers) scattered throughout the

campground. Property is protected by a card-operated gated front entrance.

Mille Lacs Lake, located across the street, is noted as America's "Walleye Factory", it is also a popular lake for large northern pike and other game fish. In addition to Lake Mille Lacs, there are more than 30 lakes located within ten miles of Sherwood Forest. For you golfers, Mille Lacs Golf Course is only six miles from the campground. Other courses are located within twenty miles of Sherwood Forest. If you enjoy gambling or attending shows, the Mille Lacs "Grand Casino" is just twelve miles south of Sherwood Forest on U.S. Highway 169. Best of all, this haven is about two hours away from the Twin Cities, 4 miles North of Garrison and many people come up every weekend.

The pride of owning your very own RV lot makes Sherwood Forest an affordable ideal recreational opportunity! The 2020 annual dues are $1160.00 per lot per year, includes electric, water, garbage, pools, club house and more

RULES CLICK HERE: (Note Rules can change from time to time and these include updates)

Sherwood Forest Properties For Sale CLICK HERE:

Jeff Tollefson Sherwood Forest member since 1999 Jeff Tollefson Realtor since 1983

For information on any of the properties in Sherwood Forest contact the #1 Sherwood Forest Realtor Jeff Tollefson RE/MAX

Advantage Plus 763-757-8080 or
sherwoodforestrealtor@gmail.com
for a faster response call or text 763-757-8080

- **When does water shut off?**

Water will usually be shut off starting the Monday following the second Saturday of October. This is largely dependent on weather conditions.

- **When is water turn on?**

We have to wait until the ground frost is gone and air temperatures are up, so that we don't have water line damage from freezing. This usually occurs around the 3rd or 4th week in April.

- **What are the yearly assessments?**

The annual assessments are evaluated every year and can change. For the current rates, please contact Jeff Tollefson 763-757-8080 When making two payments, they must be made on or before April 1st, and July 1st. 2020 annual fees are $1,160.00 per lot.

- **Where are you located?**

Sherwood Forest is located 4 miles north of Garrison MN directly across the street form the Myr Mar Marina on Hwy 169 across the street from the north west side of Mille Lacs Lake.

- **When purchasing a lot in Sherwood Forest what are the buyer's closing costs?**

When you are buying Real Estate, you want to close at a title company to be sure you have clean title. When you buy in Sherwood Forest you are buying Real Estate and the following costs are buyer costs.

- **Title closer ~ $300**
- **Title Insurance ~ $125 (optional)**
- **Recording Fee ~ $50**

- **Onetime Sherwood Forest registration fee ~ $275 (Current owners $100)**
- **Misc. ~ $75**
- **The annual dues are usually prorated from the first of the year.**