

# A New Chapter for Lake Life

**Honest value on a premier lake, priced for the right people — not everyone.**

Tall Timbers has always been a place people return to. This next chapter isn't about changing what makes it special—it's about caring for it more intentionally. We're shifting how the resort is experienced, not what it is: a small seasonal and annual lakeside community for families who value familiarity, respect, and time on the lake without the work of ownership.

## 2026 Seasonal & Annual Pricing

**Three-Season Cabins** · All-In · Fully Furnished

Cabin	Base	Resort Fee	Total
Lakeshore Cottage	\$11,900	\$1,000	\$12,900
Northwoods Cottage	\$11,900	\$1,000	\$12,900
Timberline Cabin	\$11,900	\$1,000	\$12,900

Partial Season (Limited): \$7,400 total · Mid-April–Mid-July or Mid-July–Mid-October · Owner approval required

**Four-Season Cabins** · Annual · Fully Furnished

Cabin	Monthly Rent	Resort Fee	Utilities
Overlook Cabin	\$1,750	\$100	Separate
Timber Cabin	\$1,750	\$100	Separate

## What's Included

Seasonal residency includes utilities (three-season), dock management, unlimited firewood, weekly light cleaning, grounds maintenance, garbage, internet, shared swim platform, canoe and kayak use, row boats, and paddleboards. Four-season residency includes snow plowing, grounds maintenance, garbage, internet, and common-area management.

## Why This Works

Seasonal campground sites on premier lakes commonly cost \$4,000+ for the site only, often reaching \$8,000–\$12,000+ all-in when equipment, storage, and utilities are included. Short-term rentals commonly range from \$250–\$800+ per night. At \$12,900 all-in, Tall Timbers delivers an entire season on a premier lake—fully furnished, maintained, and ready—at a fraction of the cost and hassle of ownership.

## The Point, Simply Put

There's no yardwork. No maintenance. No setup or teardown. You don't arrive to a to-do list—you arrive to the lake. Just show up and enjoy.

Tall Timbers at McKenzie Lake is owned and operated by Jacobs Land Co. · [john@jacobslandcompany.com](mailto:john@jacobslandcompany.com)