

FREE

Northeastern Minnesota Real Estate

A COMPREHENSIVE GUIDE

EARLY SPRING/2022



**Spring is on
it's way...**

- RESIDENTIAL ■ LAKESHORE ■ COMMERCIAL
■ HUNTING & RECREATION PROPERTY

- HUNDREDS OF LISTINGS OF AVAILABLE PROPERTIES ACROSS NE MINNESOTA

- PUBLISHED BY THE TIMBERJAY • (218) 753-2950 • WWW.TIMBERJAY.COM

MULTIPLE LISTING SERVICE
MLS





Barb Hegg • Associate Broker, GRI

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EXTRAORDINARY • BEAUTIFULLY CARED FOR PROPERTY

SOLD IN ONE DAY! #142771

Extraordinary and beautifully cared for 3+BR, 3 BA lake home. Quality construction with attention to detail! Custom cabinetry, wood floors, cathedral ceilings, Great Room w/FP, wet bar, plus 3 season porch, gourmet kitchen w/granite counters, SS appliances, etc. Private lake-facing Master ensuite, finished walk out lower level, and tuck-under heated garage.

No-maintenance decks, level lot with no steps, patio by shore, 192 ft lksh, additional detached garage, 20X26 boathouse. Impressive and ready to make your own!

Sold mostly furnished! Excellent VRBO rental history! **\$1,199,000**

ELBOW LAKE...BEAUTIFUL ELBOW LAKE HAS 1,695 ACRES, ISLANDS AND A BOUNDARY WATERS LOOK



#140949 Towering white pines, rugged lakeshore, rocky outcroppings and adjacent to hundreds of acres of State of MN owned land. Priced below assessed value! **\$69,000**



#142498 Large lakeshore lot with mature timber, rocky shoreline, and south-facing view all included in this 19.76 acres and over 690 ft of lake-shore. Privacy plus! **\$93,000**



#142863 New on Market! Large vacant lksh lot with road-access. Only 15 minutes from Cook. 2+ acres and 200 ft lakeshore plus additional 1 acre. Wooded/mature trees, building sites. Electricity, survey, driveway, dock, septic approval. Includes original cabin. Ready to build your dream cabin! **\$295,000**



#141376 Ely Island-Stunning south facing views through towering pines! Includes 250 ft of lakeshore and over 10 acres of wooded land! Lots of privacy and multiple trails for all types of recreation. Approved for septs and Certificate of Survey. **\$109,500**

LAKE VERMILION...DON'T MISS THE OPPORTUNITY TO OWN A PIECE OF THIS PRISTINE NATURAL WONDER



#141377 Ely Island-Large wooded lot with 17+ acres and 280 ft of south-facing lakeshore. Incredible elevated views overlooking big water! Boundary Waters feel with rugged shoreline. Approved septic sites and Certificate of Survey included! **\$114,500**



#141375 Ely Island-Incredible building site with towering pines, level building site and 205 ft of south-facing lakeshore. Additional 280 ft of northwest-facing lakeshore on Big Bay only minutes from the nearest access point. Approved for septic sites and includes Certificate of Survey. **\$128,000**



#142429 Gold Island-Two separate lots being sold together with 450 ft of lksh, 3+ acres of a mixture of mature trees. South-facing and only minutes from marinas or public access sites. Located on desirable Frazer Bay! This is a "keeper"! **\$150,000**



#14154 Property includes a move-in ready home with 2 BRs, 1 BA on 6.9 wooded acres and 296 ft of Pike River Flowage. Includes drilled well, newer septic, updated BA with tile shower, good road-access. Large garage (27x30) and screen house completes this package. The perfect get away! **\$179,000**

"Barb was very professional and attentive; we'd recommend her to anyone." client



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LAKE VERMILION LOTS



#142789 Incredible large lot on Pine Island w/ 5+ acres and 313 ft of actual shoreline. Includes approved septic sites, electricity, and Certificate of Survey. Perfect campfire site on picturesque rock. Only minutes from the nearest marinas. New dock in 2022. **\$195,000.**



#142792 Prime lot w/ 840 ft of actual shoreline and 4.5 acres on Pine Island. Includes a Certificate of Survey, approved septic sites, electricity, close to marinas. New lift out dock in 2022! **\$295,000**



#142815 This must see vacant lot is ready for your dream cabin! Mature trees, electricity, Certificate of Survey, plus 6x36 lift up dock! Multiple building sites with over 250 ft of lakeshore and 2+ wooded acres with stunning views! **\$158,500**

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PROPERTY EVALUATION!**



Local Market Report 2021 Residential Property HOT MARKET!



Average Sales Price

Residential
Non-waterfront

+\$12.1%
Avg Price
\$136,392

Average Sales Price

Residential
Waterfront

+25.4%
Avg Price
\$404,468

Data provided by the Realtor Association of Realtors as of the end of Dec. 2021

After a year of bidding wars and record high prices, here's what's changing for buyers and sellers in 2022

- * Mortgage rates will rise
(predictions of up to 5% by the end of 2022)
- * Home prices should moderate
- * Low inventory will continue
- * Home owners can expect a moderate increase in home value



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Elbow Lake water access only cabin.
6.9 acres/770' shoreline.
MLS#141229 **\$120,000**



24 and 16 acres on Lake
Vermilion with road access.
MLS#141929 & 141930, Listed
at **\$995,000 and \$625,000**



Beautiful lot with Vermilion views.
Driveway. Power at lot line.
MLS# 142027 **\$86,500**



Private lake lot on Elephant Lake.
5.2 acres/450' of shoreline borders
hundreds of acres of public lands
MLS#140988 **\$99,979**



20 acres of vacant lot located within
5 miles of Lake Vermilion. Easement
to river.
MLS#142830 **\$40,000**



85 acres of undeveloped land in
Embarrass and surrounded on 3
sides by public.
MLS#142517 **\$50,000**



24 acre Lake Vermilion lot with
600' of frontage on Pine Island.
MLS# 142409 **\$225,000**



Rare retreat on Lake Vermilion
with guest cabin on private point,
exceptional lake views.
MLS# 142496 **\$2,900,000**



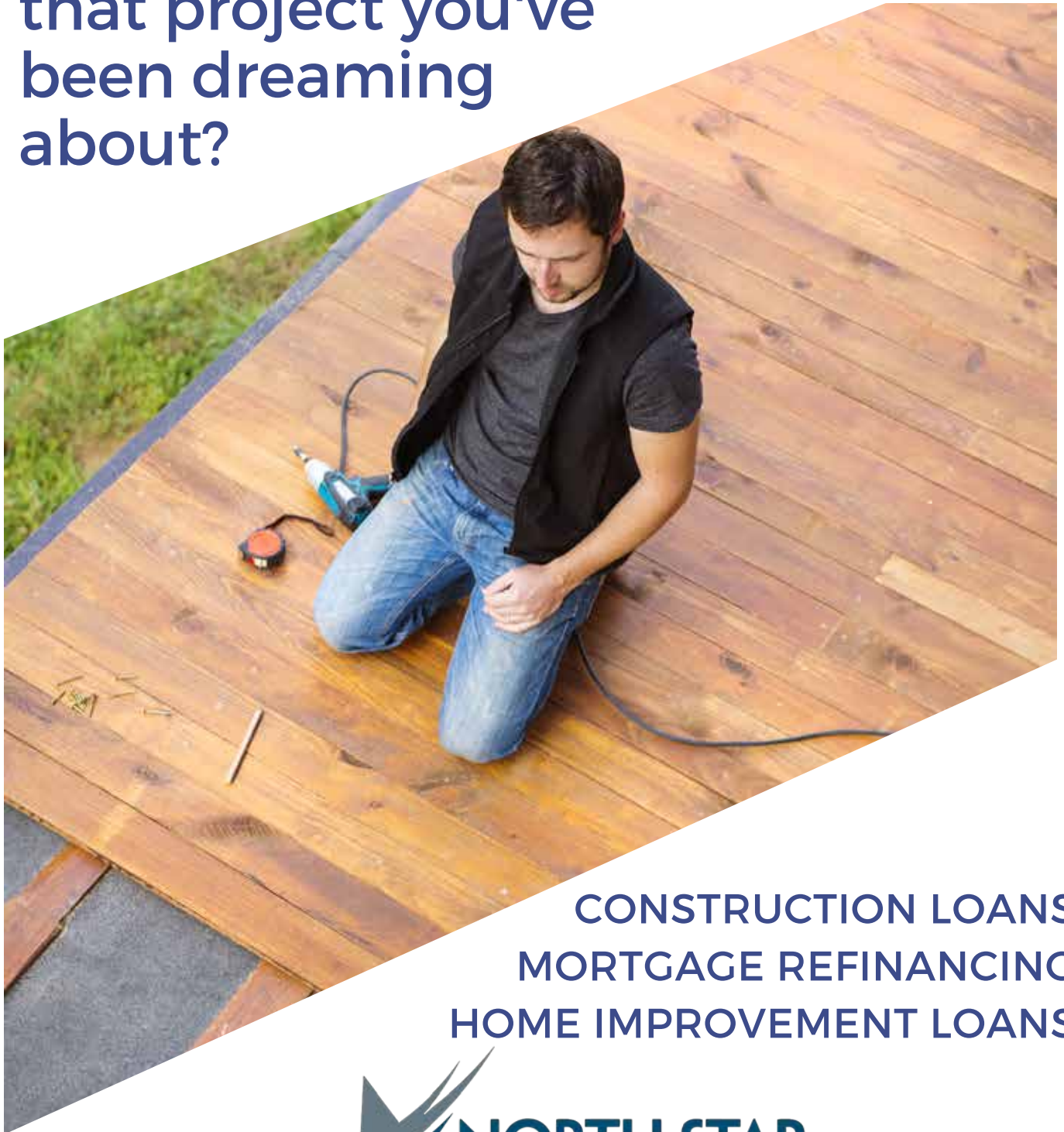
40 acre parcel on Little Elbow lake
with 287' of frontage. Boat access
only.
MLS# 142736 **\$139,000**



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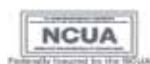
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that project you've
been dreaming
about?



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\$525,000 MLS#142217

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\$159,000 #140766



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TOWER • AREA LISTINGS



TOWER 3 BR, 1 BA, 1,550 sq ft home located on a corner lot one block off main street, minutes to Lake Vermilion public landings, biking trails and snowmobile trails.

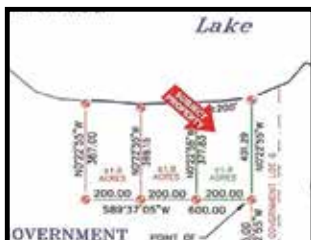
Large kitchen, bay windows in dining room, large living room and BR on main level. Two BRs and BA up. Detached 24x24 garage. Needs work but has potential. **\$80,000 #142210**

WHITE IRON LAKE VIEW

Statuesque 3 BR, 2 BA, 2-story home on a 2-acre parcel with view of White Iron Lake. Includes a detached 4-stall garage to store all of your toys for enjoying the Ely area. Also included is a manufactured home to house guests. **\$219,000 #140311**



LAKE VERMILION ISLAND BUILDING PARCEL Nicely wooded 1.8 acre building lot a short boat ride from Moccasin Pt Landing (public access) to the northwest side of Pine Island. Boasts 200 ft of north facing shoreline, approval for septic and electricity available. **\$129,900 #142833**



MCKINLEY PARK/ SWEDETOWN BAY

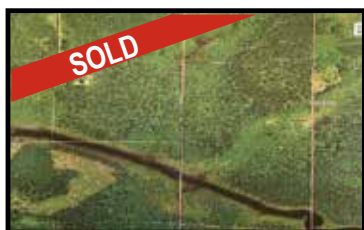
4 BR, 2 BA year-round home has open kitchen/living room with wood-burning fireplace. Lower-level walkout family room has fireplace.

115 ft of shoreline and two lift-out docks. Attached 2-stall garage PLUS detached 2-stall garage with finished living area above.

\$565,000 #141872

LIST YOUR PROPERTY WITH US!

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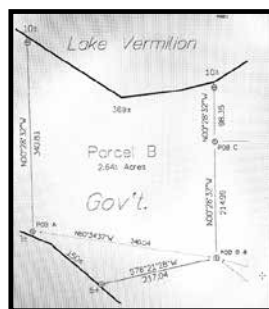
EMBARRASS 120-acre parcel with access to state land on the west and the Embarrass River on the south. Electricity is on Highway 21 and there is a short driveway into the property.

\$72,000 #14083



ELLIOTS LAKE RD Modified A-frame home with lower-level walkout on 5 acre parcel only 2 miles to Elliotts Lake. New canned lighting, new windows with finishing work needed.

\$104,900 #142805



LAKE VERMILION ISLAND BUILDING PARCEL:

Wooded building lot on north side of Pine Island minutes from access to Trout Lake in the BWCA. 2.6 acre parcel has gentle elevation, 369 ft shoreline to the north PLUS 150 ft shoreline to the southwest.

East boat-access from Moccasin Pt public landing or nearby resort. Build your northwoods retreat here and start enjoying lake life. Electricity on adjoining property owners' parcels.

\$144,900 #142790

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LAKE VERMILION

Exceptional 4 BR, 4 BA, log home nestled on 3 acres of towering pines with over 400 ft of shoreline in desirable Swanson Point Development. Kitchen boasts center island opening to great room with vaulted ceilings, lakefront deck and 2-sided stone wood-burning fireplace. 3-season porch, main floor laundry, half BA and master BR with full BA complete this level. Spacious loft, .75 BA and 2 BRs are upstairs. Rec room, 4th BR, .75 BA and workshop are downstairs. Plenty of room for vehicles, boats and toys in the 1,536 sq ft insulated garage with in-floor heat. Finally there is a log boathouse waiting at the shoreline. **\$1,695,000 #142584**



COOK • AREA LISTINGS

PENDING



RURAL COOK 38-acre parcel, 2 BR, 1 BA with compliant septic. Includes 3 guest cottages, garage. Minutes to several other lakes.
\$125,000 #142289



LAKE VERMILION AREA
Rustic cabin, no well/septic, electric nearby. 1 BR, large living room, rock fireplace, front porch, BA area and full basement.
\$129,500 #141565



RURAL COOK 40 acre parcel with heavy tree coverage, pond, Hwy 22 or Ralph Rd. Minutes to numerous area lakes. **\$44,500 #142303**



LAKE VERMILION BOAT-ACCESS CABIN:

Located in the Oak Narrows Buoys a short boat ride from Timbuktu Marina this 3 BR, 1BA cabin sits on 4.87 acres with 330 ft of south facing shoreline. Sliding doors from LR, dining area and MBR to large front deck. Main floor laundry, tongue and groove walls and track lighting in LR. Gentle slope to lakeshore.
\$425,900 #142314



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Rachel (Novosel) LaCount
 Broker Associate • rachel@northwoodsland.com
 Rachel 218-780-0355 • Office 218-753-2300



AURORA-HOYT LAKES AREA

NEW LISTING



\$139,000-Hoyt Lakes

Well cared for 4 BR, 1.75 BA home with attached 1-stall and detached 2+ stall garages! Main level has eat-in kitchen, open living room along with 2 BRs and a full, newly updated BA. Upstairs there are 2 additional BRs and a 1/2 BA. Lower level is nearly finished with Rec Room and a huge bonus room!

MLS# 142879

NEW LISTING



\$239,000-Makinen

Year-round 2 BR, 1 BA home on 28 mostly high acres centrally located between Virginia and Duluth. Kitchen flows to the living room with main level BR. Upstairs has a sitting and second BR. Yard includes a 18x36 barn style garage, outbuildings and trails mowed throughout the property to enjoy a nature. Minutes to Whiteface Reservoir! MLS# 142882



\$115,000-Aurora

Adorable 2 BR, 1.25 BA home on large corner lot near Pine Grove Park. This brick home has been well maintained. Attached garage, full basement. Large living room and dining room. The BA has been updated. Lower level features a large family room that is ready to be finished! MLS# 142514

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 for listings!
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\$128,000-Hoyt Lakes

Completely finished 3 BR, 1 BA home with newer improvements that include a furnace, electrical, roof, formal dining room and 2-stall garage! The lower level boasts a finished family room while the main level has 2 BRs, full BA, and open living room.

MLS# 142865

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Currently we have 15 listings available for immediate purchase! Some are 2 lots for \$7,000, and some are 1 lot for \$3,500. Lakeshore and off lake lots which include city sewer, water, and natural gas. This is a Common Interest Community, affordable monthly fees apply as well as Homeowner's Association documents. (MLS numbers including 137237 through 137253)

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#142019 – Lake Vermilion – Beautiful, very private 5+ acre building site with 165 ft of shoreline overlooking Daisy Bay! Compliant septic system, electricity and driveway all in and ready for you to build your dream home. **\$325,000**



#142350 – Lake Vermilion – Ely Island – Escape to this furnished log cabin and log sauna located in a scenic cove. Cabin features hardwood floors, wood freestanding fireplace, patio doors opening to a spacious deck. 100 ft of pine-studded shoreline. **\$195,000**



#142417 – Aurora – Move-in ready 3 BR, 2 BA home with updated plumbing and fixtures, re-modeled main level BA, new lower-level BA, new countertops in kitchen, new flooring and carpet, new interior and exterior paint, new deck and steps. **\$134,900**



#142690 – Lake Vermilion – Ely Island – Just a short boat ride from several public boat landings sits a 3 BR, 1 BA cabin on 4.30 acres with 197 ft of shoreline. Bright, open floor plan with vaulted ceilings, wood-burning fireplace, patio doors open to a large lakeside deck. 2 docks. **\$279,000**



#142537 – Lake Vermilion – Pine Island – This 3 BR home sits on 4+ wooded acres with 400 ft of shoreline. Main floor features knotty-pine vaulted ceiling and expansive windows for a bird's eye view of a quiet cove where wildlife abounds. Hardwood floors, updated appliances in kitchen, wrap-around decks. **\$425,000**



#142579 – Soudan – Historic B&B is rich in history and has been meticulously maintained and renovated! There are 12 BRs, 21 beds total, 7 BAs. Lower-level can accommodate special events. Minutes from Lake Vermilion and beaches, hiking and biking trails, golfing and the state park. **\$795,000**



#142821 – Virginia – Great location near Olcott Park, golf course and hospital. 3 BR, 1.5 BA home, 3-season porch, BR balcony, updated 100 amp electrical, new furnace, newer roofing plus a 2 car garage with living quarters above. Live in one and rent the other. **\$179,000**



#142837 – Tower – 100 acres off Hwy 1 bordering state land, near Lake Vermilion, Pfeiffer Lake, and the Pike River Flowage. If you're looking for privacy and seclusion, this is it. Build your home/cabin, enjoy the privacy and wildlife. Plenty of room to hunt. **\$139,000**



#142193 – Embarrass – 7 acres of solitude with a river running through it! Approximately 843 ft. of frontage on the Pike River. This gorgeous tree studded lot offers privacy and a partially cleared building site for your home. Close to Giants Ridge Golf & Ski Resort. **\$49,900**

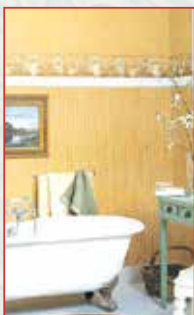
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Pelican Lake, Orr-\$179,900 Cabin, sauna, dry boathouse, with 226 ft of shoreline. Electric to main cabin and sauna. Needs some TLC. MLS#142280 & 6099533



Littlefork-\$395,000 Well cared for café, motel and RV park situated on Main St. MLS#139606 & 6090797



Orr-\$69,900 Ash River Lot #5 in Bear Ridge on Ash River CIC. Has electric, shared septic and water, 155 ft of shared shoreline. MLS#140956 & 6095462



Pickerel Lake, Effie-\$69,900 4.13 acres with 422 ft of shoreline on Pickerel Lake near Deer Lake. MLS#141001 & 6095647



Orr-\$69,900 Ash River lot #2 in Bear Ridge on Ash River CIC. Has electric, shared septic/water, 155 ft shared shoreline, a dock slip and gazebo. MLS#140025 & 6092207



Pickerel Lake, Effie-\$79,000 3.28 acre waterfront lot with approx. 206 ft shoreline near Deer Lake. MLS#141036 & 6095762



Orr-\$69,900 Ash River lot #4 in Bear Ridge on Ash River CIC. Has electric, shared septic/water, 155 ft of shared shoreline, a dock slip and gazebo. MLS#140026 & 6092208



Orr-\$79,900 8 wooded acres on the Vermilion River with 324 ft of shoreline. Public lands nearby. MLS#141328 & 6096694



Daniels Pond, Buyck-\$198,999 46.5 acres, 1,650 ft airstrip with 3,487 ft of shoreline on a pond. Many lakes and trails near. MLS#141325 & 6096683



Orr-\$69,900 Ash River lot #10 in Bear Ridge on Ash River CIC. Has electric, shared septic/water, 155 ft of shared shoreline, a dock slip and gazebo. MLS#140033 & 6092213



Orr-\$195,900 Partially furnished 2 BR cabin near Ash Lake sleeps 8 plus a guest cabin, also sleeps 8. A great up north getaway! MLS#142410 & 6099886



Orr-\$235,000 2 BR home in Bear Ridge CIC with a great view of the river and shared amenities. MLS#140055 & 6092311



Orr-\$99,999 Up north hunting getaway! 2 BR cabin with drilled well and newly installed septic on 34 wooded acres bordering state lands. MLS#142426 & 6099979



Orr-\$36,900 Hunters delight! Rustic-cabin with gas lights on 2.75 wooded acres bordering public lands and near Pelican Lake. MLS#142492 & 6100250

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Cook-\$44,900 40 acres, bordering hundreds of acres of State land to the west and south. MLS#142465 & 6100140



Orr-\$155,000 61 wooded acres on the Crane Lake Rd with mowed trails throughout the land. MLS#142631 & 6100648



Pelican Lake, Orr-\$239,900 Beautifully updated 784 sq ft, 2 BR log cabin with lakeside deck on the north side of Pelican Lake. MLS#142636 & 6100658



Orr-\$69,995 40 remote acres surrounded by public lands. Mix of trees and open fields. MLS#142784 & 6101120



Pelican Lake - \$94,900 50 acres on Pelican Lake with 400+ ft of shoreline. MLS#126770 & 2308861



Elbow Lake-\$69,000 2.3 acre boat-access lot on Elbow Lake, with 228 feet of lakeshore. MLS#141517 & 6097255



Elbow Lake - \$159,000 530 ft of shoreline on 3.83 acres with towering pines. MLS#136256 & 6080278



Lake Vermilion - \$125,000 Pine Island 3.5 acre lot with 205 ft of Lake Vermilion lakeshore. MLS#137634 & 6084420



Cook-\$90,000 Private 60 acre parcel has woods and open fields. Near the Little Fork River. MLS#141514 & 6097249



Ash River, Orr-\$98,000 Boat-access river property. 4.5 acres and 300 ft of shoreline. MLS#139141 & 6089114



Orr-\$244,000 3 BR remodeled, furnished. 2 garages, 5.45 acres. Newer hot water boiler, water heater, electric service. MLS#141047 & 6095824



Orr-\$449,900 Seasonal cabin, sauna and storage shed on Pelican Lake. 51 acres, nearly one mile of shoreline. MLS#141125 & 6096055



Orr-\$49,900 Seasonal 22x26 cabin, storage shed and privy near Myrtle Lake. Cabin sits on 1 acre overlooking the lake. ATV and snowmobile trails nearby. MLS#142708 & 6100897



Cook-\$179,900 289 acre parcel of land near Lake Vermilion with Flint Creek running through. MLS#141043 & 6095788



Ban Lake, Orr-\$295,000 2,940 ft of shoreline and 57 wooded acres. Remote! MLS#140881 & 6095216

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Master Builder's private riverside estate! Country views & abundant wildlife! Kitchen w/Aga stove & 2 islands. Main flr Master. Wine cellar. Broadband. Att. gar. w/office, + 2 huge htd garages. Ideal location between Virginia & Hibbing.

OFFERED AT	\$874,500	
DETAILS	3 BD/3 BTH	5,240 SF
	3,858 ft riverfront	31.9 acres



Rare, Lake Vermilion: Dig your toes into the sand beach in your own pvt cove or relax on the other side of coveted Ely Island & watch the sunset fill the sky. Secluded retreat & sauna guest cabin at waters edge. Fully furnished.

OFFERED AT	\$498,500	
DETAILS	2 BD/PRIVY	540 SF
	1,290 ft shoreline	19 acres



Secluded Thoreau style cabin, Lake Vermilion, BWCA access. Simplicity & tranquility just 7 mi to town, 2 mi to golf & dining. Furnished 2BR cedar milled log cabin, bunkhouse, and boathouse on gently sloping lot. SW-facing shoreline.

OFFERED AT	\$324,500	
DETAILS	2 BD/PRIVY	494 SF
	100 ft shoreline	1.5 acres



Private estate on Cedar Island Lake secluded in towering pines. Att 2 st gar w/guest quarters above. 2 story great rm. Lakeside granite kitch w/island open to grt rm, dining & deck. Huge rec rm, sauna, wkshop. Dock. (Adj property also for sale.)

OFFERED AT	\$698,500	
DETAILS	4 BD/5 BTH	6,118 SF
	437 ft shoreline	20 acres

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Vermilion - \$701,000



Sold Sept.

Vermilion - \$1,100,000

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Sold Sept.

Wolf - \$743,000



Sold Dec.

Vermilion - \$3,400,000



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