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A COMPREHENSIVE GUIDE

EARLY SPRING/2023



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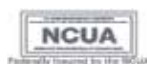
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#143391

Lake Vermilion

This 1.3 acre wooded lot with 311 ft of shoreline is in a park-like setting with rocky outcropping shoreline. Survey included, electric pedestal on shoreline. Adjoining lots for sale. Option to purchase road-access. **\$275,000**

#143512

Lake Vermilion Echo Point

4.9 acres. Great view of the lake from higher rock outcropping. Rolling terrain has made for easy trail access down to the shoreline for a future dock site. Approved for 2 septic sites. Property allows for a home, garage and a large storage building. Certified survey. **\$395,000**



#144372

Eagles Nest Lake 3

Welcome to your lakeside retreat boasting 2 acres with 475 ft of shoreline. This charming 2 BR cabin, comes furnished. Open floor plan, vaulted ceiling, wood floors, and beautiful views from the expansive deck. **\$389,000**

#143453

Lake Vermilion

Centrally located road access, drive to lot near Timbuktu. Approximately 350 ft of shoreline on 2.25 acres with an amazing view waiting for your dream cabin. This quiet bay offers plenty of privacy. Power is nearby. **\$285,000**



#144093 Orr –

The Little Fork River

This 23 acre parcel has 1,300 ft of frontage on the river with a mix of mature timber and open field. Quiet, secluded, and conveniently located along a paved highway with power nearby. Great location for a cabin or home. **\$87,500**

#143474

Pelican Lake

Beautiful undeveloped 22 acres in a quiet part of the lake. Numerous building sites. Power is close by. Easy access from public landing. State of MN land to the north. **\$175,000.**



Cook: 218-666-6183 Tower: 218-753-8985 Virginia: 218-741-8985



Barb Hegg • Associate Broker, GRI

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LAKE VERMILION COUNTRY RETREAT



Looking for a beautiful country retreat that offers privacy and convenience? Look no further than this stunning 3 BR country contemporary, w/ 2 BR guest quarters, 38x22 garage, 60 acres of picturesque land. Explore the vast acreage, go fishing or boating on nearby Lake Vermilion, or simply relax on the deck and soak up the peace and quiet. Features plenty of natural light, open concept living and dining area, well appointed kitchen with plenty of counter space and modern appliances, office/den, finished walk out basement, no maintenance deck, and outside sauna. Includes 1/6 ownership of a lksh lot and 1/2 of the 48 ft dock for your boat lift and boat, all set for a day of fishing! With its stunning natural beauty, abundant amenities, and endless possibilities for outdoor recreation, this property is truly a country paradise. **\$647,500**

PRIME LAKE CABINS AND HOMES



#144559 Looking for a rustic, peaceful escape? Look no further than this charming cabin on Ely Island. Surrounded by lush forest and breathtaking views of the water, the 2 BR cabin is a gem featuring a warm and welcoming interior with modern amenities. Sold furnished including a fully equipped kitchen and comfortable BRs, new plank flooring, electricity, 13+ acres and 400 ft of lakeshore. Plenty of space to relax and enjoy the natural beauty of your island get-away. Incredible sunsets! **\$249,500**

#143413 Wonderful 4 BR lake home on highly desirable Hibbing Point, with southern exposure and mesmerizing lake views. Open design with beam ceilings, "Ole Swanson" wood-burning fireplace. Large BRs on lower-level with family room and sauna. Att. garage, detached garage, boathouse, natural landscaping, 200 ft lakeshore and 1.6 acres of mature trees. First time on the market! **Reduced to \$997,500!**

ELBOW LAKE



Introducing a breathtaking modern lake home nestled among towering pines, situated on highly coveted Elbow Lake. A stunning property is the perfect oasis for those who seek a tranquil and serene escape. Step inside this beautifully crafted lakehome with soaring ceilings, large windows, and open concept floor plan that seamlessly blends indoor and outdoor living. Spacious living room, gourmet kitchen is a chef's dream with ample counter space, and plenty of room for entertaining guests. 3 BRs are generously sized, 2.5 BAs, hardwood floors throughout, in-floor heat, main floor MBR with soaking tub. Spend your days fishing, boating, hiking, with endless opportunities for outdoor recreation. Located on private 4.5 acres and 400 ft lakeshore. Expansive deck is the perfect spot to enjoy your morning coffee while listening to the gentle lapping of the waves on the shore. Don't miss out on the chance to own this exceptional property! **\$645,000**

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



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Build Your Own Lake Vermilion Cabin!



#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. **\$99,500**



#141377 Ely Island-large wooded lot with 17+ acres and 280 ft of south-facing lake shore. Incredible elevated views overlooking big water! Boundary Waters feel with rugged shoreline. Approved septic sites and Certificate of Survey included! **\$104,500**



#142429 Gold Island-Two separate lots being sold together with 450 ft of lks, 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"! Reduced to **\$139,000**



#144632 Incredible large lot on Pine Island w/ 5+ acres and 313 ft of actual shoreline. Includes approved septic sites, electricity, and Certificate of Survey. Only minutes from the nearest marinas. New dock in 2022. **\$165,000**



#144663 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**



#143350 Short boat ride from two marinas! Large parcel with sunny southern exposure 300 ft and approx. 4+ wooded acres and electric nearby. Build your dream cabin or camp on it! Centrally located on Lake Vermilion and on Frazer Bay near the picturesque Muskrat Channel. Don't miss this one! **\$129,900**

Residential Building Lot



#143453 Centrally located road-access, drive-to lot near Timbuktu. With approximately 350 ft of shoreline and a gentle slope to the lake. Amazing view from your dream cabin! This quiet bay offers plenty of privacy, in a desirable location. Power is nearby. **\$285,000**



#144333 COOK All the city amenities but the privacy of country living! This wooded lot is an ideal homesite with mature trees, electricity near by, and level building site. Approximately 3/4 acre and within walking distance of the hospital and recreational area. Paved street for access. **Priced to sell! \$20,000**

Prime Commercial Buildings



VIRGINIA Well-maintained steel-sided building with 6 private offices, 2 BAs, coffee area, copy/storage room, conference room and reception area. All carpeted and lots of natural lighting. Interior walls can be reconfigured to accommodate a new business. 6,000 sq ft paved parking area plus 1,200 sq ft heated warehouse. Located on Hoover Road. Long term lease. **Call for details! \$235,000**

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BAR/RESTAURANT This "turn key" business opportunity includes business and 4800 sq. ft building for seating up to 150 people and 15 acres. Great location, MLS#144140 **\$475,000**



TOWER 1 bed, 4 bath, commercial kitchen, 2 st det garage. Known as the old Wayside Cafe this property presents a unique business or home opportunity. MLS#144182 **\$435,000**



INTERNATIONAL FALLS 3 bed, 2 bath home on 10 acres. Property includes 1440 sq. ft non-insulated garage and 2400 sq. ft insulated garage that is zoned optional commercial use. Has city water and private septic system. MLS#144499 **\$385,000**



COOK 6 bed, 5 bath, 2 st garage on 77 acres. 715' Little Fork River frontage. MLS#143061 **\$520,000**



TOWER 2 bed, 2 bath, 2 st garage. 225' Lake Vermilion frontage. MLS#144596 **\$615,000**



COOK Lot downtown big enough for new business and parking lot. MLS#144081 **\$50,000**



TOWER 4.5 acre lake access lot with 225' Lake Vermilion frontage. MLS#143567 **\$125,000**



TOGO 60 acres of mostly high ground. Great recreational or residential opportunity. MLS#143463 **\$85,000**



COOK Mostly finished exterior with a roughed in interior. Finish your way. MLS#144488 **\$110,000**



COOK 32 acres of land with creek running through. Road access with partial driveway. MLS#144337 **\$65,000**



COOK .35 acre lot is boat access. Has 50 ft Lake Vermilion frontage with electric in back of property. MLS#141082 **\$65,000**



ORR 20 vacant acres with electric at the property line. Recreation or residential opportunity. MLS#144181 **\$30,000**



HIBBING 37 acres undeveloped land. Dempsey Creek runs through property. MLS#144613 **\$45,000**

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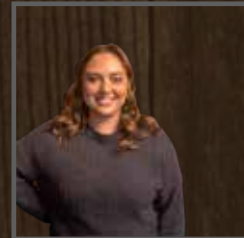
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NORTH COUNTRY INN • PELICAN LAKE, ORR, MN



NORTH COUNTRY INN ON PELICAN LAKE, ORR MN

Here is an established and well-maintained 12-unit motel. Features a welcoming reception room with sitting area, table/chairs for gaming, continental breakfast bar and reception desk. This property also includes a spacious two room living quarters for owners, on-site laundry/utility area, asphalt parking lot, large workshop with exterior fish cleaning area with private walkway through the trees to 30 ft of shoreline where there are two floating docks with parking for 6-8 boats. Triple "A" rated this motel a nice place to stay with many repeat customers.

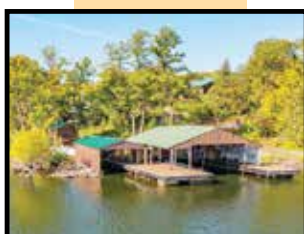
\$449,900 #143809

BAILEY ISLAND, PELICAN LAKE, ORR, MN

Private 15+ acre island lodge originally built by mining company executives to entertain VIPs. Generations have enjoyed their time on the island and now it can be yours! The lodge, 30 ft from water's edge, features a large screen porch leading to kitchen w/cozy dining area and laundry room.

Many memories can be made in the vaulted Great Room w/granite fireplace and many lakefront windows warmed by southwest sunlight. The Master BR boasts a fireplace and half BA, Second BR has its own fireplace and 3rd BR has 3 sets of bunkbeds. The guest cabin is a Voyageur Log Home w/screen porch, vaulted ceiling, skylights, custom fireplace and 4 built-in bunks!

Relax on the large over-water pier w/amazing sunrise and sunset views. Dock your boats in the over-water boathouses or single on-land boathouse. NEW Septic in 2002, lodge roof in 2014, crib dock and partial boathouse repaired in 2022. Pelican Lake is a sporting paradise of exceptional fishing and hunting. Excellent Wifi and year-round electric. **Call For Price.**





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TOWER • AREA LISTINGS



FALL LAKE, ELY Looking for a cabin that brings back the good old days of the 1930's? This might be what you are looking for! This third generation 1 BR log cabin is located at the water's edge on a natural point with approximately 300 ft of shoreline and includes a stacked log sauna near the west facing SAND BEACH plus a second sauna nearby. The property has a gradual elevation with natural rock outcropping at its peak, perfect for watching the loons go by. The 2.4 acre parcel could be perfect to build your dream cabin/home at the edge of the Boundary Waters Canoe Area. This cabin has easy road-access minutes from all that Ely and Winton have to offer. **\$473,716**



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SOUDAN Lake Vermilion area 3 BR, 1.5 BA home near biking/hiking, ATV and snowmobile trails just minutes to public landings. Main level has maple hardwood flooring and upper level features box car knotty pine walls and ceilings. Store your toys in the detached 24x24 garage. Nice size lot! **\$119,900**



EMBARRASS Nicely wooded 11.5 acre parcel minutes to Giants Ridge Golf and Ski Resort or to Lake Vermilion public accesses. This parcel has mostly high ground ready for you to build your Northwoods getaway or permanent home. Electric runs along Highway 135 and biking, ATV and snowmobile trails are near this property. **\$26,900**



LAKE VERMILION ISLAND LOT

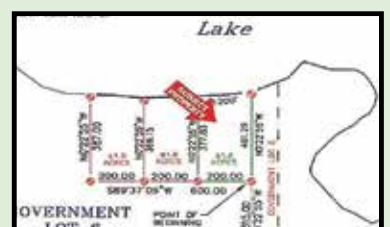
Looking for a boat-access lot for camping or building your Northwoods getaway? This 2.6 acre lot has gentle elevation and boasts 369 ft of shoreline to the North PLUS 150 ft of shoreline to the southwest!

Easy boat-access from Moccasin Point public landing or Glenwood Lodge. Snowmobile traffic in this area makes accessing in the winter easier. Electric is on adjoining property owners' parcels. Come make your mark on this nicely wooded parcel and start enjoying the Lake Life! **\$134,900**



LAKE VERMILION ISLAND LOT

Here is a beautiful wooded lot on the north west side of Pine Island. This property features towering pine and birch trees with approximately 200 ft of north facing shoreline and 1.8 acres. Easy boat-access from Moccasin Point Landing (public access) or nearby marinas. Land has been approved for septic in the past. Enjoy spectacular views of undeveloped lands to the north. Minutes to Trout Lake Portage for permitted entry into the BWCA. Enjoy all Lake Vermilion has to offer! **\$119,900**



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IRON RANGE LISTINGS



Aurora-Commercial Property-\$27,500

Check out this great business opportunity on the edge of town in Aurora. Previously run as a small engine shop, the almost 2,000 sq ft is ready for your updates to be restored to its previous glory. There is counter space, storage, retail area, and an attached garage.

MLS# 144463



PRICE REDUCED

Rural Ely/Armstrong Lake -\$389,000

A park like setting surrounds this 2 BR, 1 BA custom home with 84 ft of mostly sandy shoreline. Home features an open floor plan with living/ kitchen/ and dining rooms. Up a short flight of stairs you will find 2 BRs, laundry/utility room, and a .75 BA. Home has loft area and a classic Finnish sauna plus older log cabin and storage building.

MLS# 143428



PRICE REDUCED

Aurora-\$125,000

Newly updated 4 BR, 1.75 BA home on a large lot. New updates include paint, flooring, kitchen, both BAs, windows, roof and siding. Main level features living room, dining room and kitchen, 2 BRs and a full BA. The lower level features a 3/4 BA, large BR and extra room. There is central air, a garage, and plenty of space in the yard! **MLS# 144413**



PRICE REDUCED

Gilbert- \$227,500

First public offering, 4 BR, 1.5 BA home on 3 lots. 2-stall garage, lower-level laundry room and BR. Upstairs features an open floor plan, 3 BRs and BA. Outside is heated/insulation screenhouse, deck, patio, gardens, and water fountain. Improvements include windows, roof, siding, screenhouse, and yard updates, lighting and drain tile for the yard. **MLS# 143992**



NEW LISTING

Aurora-\$120,000

Adorable newly remodeled 2 BR, 1-3/4 BA home on large lot! Features some original hardwood floors, new kitchen, windows, BAs on the main and lower level, flooring, and a roof new in 2022! The lower level has a 3/4 BA, family room and storage area. There is a detached 2-stall garage all on a large city lot. **MLS# 144576**



**EMBARRASS
Lakeshore Lot
\$90,000**

Enjoy everything Northern MN has to offer on this 3.2 acre lake lot on secluded Heikkilla Lake centrally located in Embarrass. This property offers approx 250 ft of shoreline ready to build your forever home or cabin get away. It's a private area but only minutes to Babbitt, Ely Tower, and Aurora.

MLS# 143987



Parcel E 80



Parcel W

PIKE SANDY AREA LAND • \$115,000 • PER 80 ACRE PARCEL
80 acres of secluded land located just minutes north of Virginia. This land is a mix of high and low land and is bordered by hundreds of acres of state land!

MLS# 144117 and 144118



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COOK • AREA LISTINGS



HARRIET LAKE, HIBBING Wooded lake front lot only 9 miles from Hibbing is ready for its new owner. This property comprises two parcels totaling approximately 5.76 acres with 450 ft of east facing shoreline on a quiet 55 acre lake. Great fishing lake with no public access makes this a very private setting. Newly surveyed! Add a driveway and dock to this property and start enjoying Harriet Lake. **\$45,900**



NASHWAULK Exceptional 3 BRs, 1 BA, one-level home you will fall in love with once you walk through the front door. Nice open floor plan with large living room, nice size MBR with window air conditioner, separate dining room, two additional BRs and a huge kitchen featuring oak cabinets and quartz countertops complete the main level. Unfinished lower-level has laundry and storage. Fenced back yard with above ground pool, fire pit, lovely flower gardens and a 2-stall detached Menard's style garage are included. **\$149,900**

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RURAL COOK

Country home on 40 acres minutes to Lake Vermilion public accesses or marinas. This 2+ BR home has a nice size kitchen and large living room on the main level. Lower-level has laundry, rec room and bonus room used as a 3rd BR. Property boasts a 24x48 garage with full main doors, side door and man door. Additional storage buildings on site. Needs work but could be the right fit for the right person. **\$125,000**



LAKE VERMILION AREA

Rustic cabin nestled on nicely wooded 8 acre parcel features a new foundation and is within walking distance (5 blocks) to Timbuktu Marina! This cabin has the look and feel of times gone by and is waiting for you to finish to your taste. The living room features a wood-burning rock fireplace as its focal point. French doors lead to the enclosed front porch. This is rustic, with no well, no septic and no electric. **\$119,000**

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How to determine if it's time to downsize

Individuals work hard to save enough money to purchase their homes. And the hard work doesn't end there. Once homeowners settle into a new home, they may set their sights on renovations that suit their individual needs. And even when buyers find a home that needs no such work, maintenance requires homeowners' utmost attention.

All that hard work is perhaps one reason why seniors may be a little reluctant to downsize as they advance through their golden years. In addition to the sweat equity homeowners put into their homes, all the memories they've made within their walls can make it harder to put a home on the market.

Downsizing is a difficult decision that's unique to each homeowner. Seniors who aren't quite certain if downsizing is right for them can consider three key factors to make a decision that's in their best interests.

► **Cost:** Perhaps no variable affects senior homeowners' decisions to downsize their homes as much as cost. No one wants to outlive their money, and downsizing to a smaller home can help seniors reduce their monthly expenses by a significant margin. Even homeowners who have long since paid off their mortgages can save substantial amounts of money by downsizing to a smaller home or even an apartment or condominium. Lower property taxes, reduced insurance premiums and the need to pay for fewer repairs are just some of the ways downsizing can save seniors money.

► **Space:** Many people love the extra space that single-family homes provide. But seniors can take a walk through their homes and see how many rooms they still use on a consistent basis. If much of the home is unused, seniors can probably downsize without adversely affecting their daily lives.

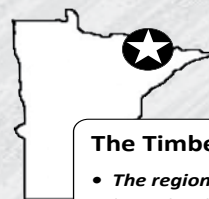
► **Market:** The real estate market is another factor to consider when deciding if the time is right to downsize. A seller's market can help seniors get the biggest return on their real estate investment, potentially helping them make up for meager retirement savings. For example, home prices skyrocketed across the country during the COVID-19 pandemic, making that a great time for sellers to put their homes on the market. Seniors selling to downsize may capitalize on such



spikes since they won't be looking to turn around and buy larger, equally expensive homes once they sell their current place. If the market is down and seniors can withstand the work and cost a little longer, it may be best to wait until things bounce back in sellers' favor.

Downsizing requires careful consideration of a host of variables. No two situations are the same, so seniors should exercise due diligence to determine if downsizing is right for them.

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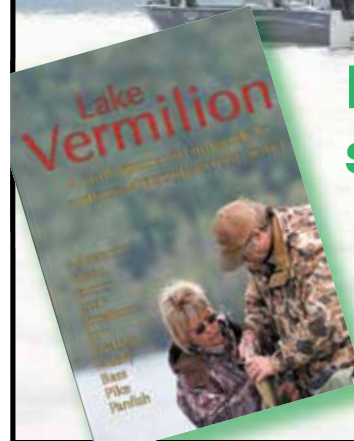
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Affordable ways to make homes more appealing to modern buyers

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

➤ **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

➤ **Exterior lighting:** Drive through a modern neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exteri-

or lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

➤ **Energy-efficient upgrades:** Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

➤ **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and



82 percent of buyers indicated they wanted a patio with their next property.

➤ **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.



Memories of the Early Days

A fascinating look back at the early history
of the Lake Vermilion area

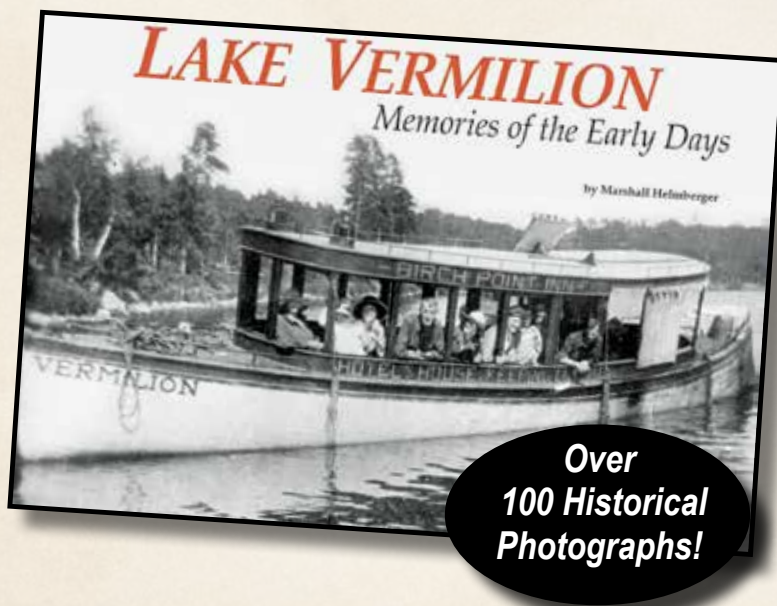
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Real estate financing options

The decision to buy a home is significant. Real estate is the biggest investment the average person will make in his or her lifetime, which underscores just how significant the home buying decision can be.

The real estate experts at Zillow recently reported that the national median price of a home in the United States is \$272,446. However, since the National Association of Realtors reported a record low housing inventory late in 2020, the average house price has been rising rapidly nationwide. The Federal Reserve Bank of St. Louis estimates the median home sales price at \$374,900, and certain states have much higher prices.

Most people do not have \$300,000 to \$600,000 in savings on hand to purchase a home in cash. That means they'll need to rely on financing to pay for their dream homes.

Conventional lending

Conventional lending refers to when a bank or another financial institution loans a home buyer money to buy a home. This is one of the most common ways to fund a home purchase. Personal credit score as well as credit history help determine eligibility and interest rates for conventional loans. Availability of assets as well as income level are some additional determining factors. Conventional loans are traditionally 10-, 15- or 30-year notes and will require a certain percentage as the down payment to secure the loan. The bank will determine the down payment requirement, which is typically somewhere between 3 and 20 percent.

FHA loan

A Federal Housing Administration loan is issued by an FHA-approved lender. These loans are designed for low-to-moderate-income borrowers, according to the financial guide Investopedia. FHA loans require lower minimum down payments and lower credit scores than many conventional loans. FHA loans also require mortgage insurance up front, plus annually for 11 years



or the life of the loan depending on the length of the loan.

HELOC

A Home Equity Line of Credit, commonly called a HELOC loan, borrows against the available equity in your home to create a line of credit, much like a credit card. These funds can be used for large expenses or to consolidate higher-interest rate debt on other loans, according to Bank of America. It may be possible to use a HELOC to secure funding to make improvements to a home for those who want to flip it as an investment property.

Private money lenders

Individuals investing in real estate who do not intend to use a property as a primary residence may turn to private money lenders. Keep in mind the interest rate will likely be higher with a private lender than through a conventional lender. The repayment term also will be shorter.

VA-backed loan

The U.S. Department of Veterans Affairs has a program for acquiring loans through conventional lenders that will be partially guaranteed against loss through the VA. This enables a lender to give better loan terms, such as the option to pay no down payment. Interested parties need to qualify for a Certificate of Eligibility and then work with qualified lenders.

People have several options to finance the purchase of a home. These loans can help make the dream of home ownership a reality. Potential buyers are urged to speak with mortgage professionals or financial planners to consider their options.



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Crane Lake-\$275,000 20-acre boat-access property. 6 BR, 3 BA home has new septic and drilled well, water heater, gas forced air furnace and new metal roof. Deeded access across federal land from your private dock to the property. 200 amp electric. MLS#144617 & 6106791



Pelican Lake-\$239,000 Log sided lake cabin, 2 BR, 1 BA on 1.5 acres with 260 ft of shoreline. Sit on the deck and enjoy the Pelican Lake sunsets and big water views! Adjoins state land. MLS#144636 & 6106860



Buyck-\$59,500 14.9 acres with approx. quarter mile of frontage along the Niles Bay Forest Rd. Gated driveway into property with electric at road. Nice rolling elevation with small gravel pit to use for site development. MLS#144570 & 6106611



Crane Lake-\$79,800 9.7 acres with driveway and electric. Nice rolling, wooded elevation, overlooking a nearby beaver pond. 1000's of acres of state and federal land borders this beautiful property. MLS#144598 & 6106710



Britt-\$45,000 3+ acre building site just 10 miles north of Virginia, wooded and private. MLS#143945 & 6104689



Britt-\$59,900 4+ acre building site. Wooded with a pond and private. MLS#143948 & 6104694



Britt-\$149,500 15+ acre building site. Wooded with ponds, adjoins state/federal lands. MLS#143950 & 6104701



Ash River Trail, Orr-\$339,000- 1+ BR home on 29 acres with bunkhouse and screen porch. Adjoins public land and Voyageurs National Park. MLS#144061 & 6105062



Littlefork-\$165,000 120-acre hunting camp with solar powered hunting cabin. Gated drive into the property. Nice acreage with fields, food plots, trails and woods. MLS#144274 & 6105653



Orr-\$34,500 6.97 acre hunting camp with rustic cabin off the Nett Lake Rd, adjoins state lands. MLS#144365 & 6106011

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Orr-\$69,500 37 +/- acres with quarter mile of frontage along the Orr/Buyck Rd. Nice rolling elevation with electric and driveway culvert at road. MLS#144471 & 6106321

Orr-\$69,500 37+/- acres with quarter mile of frontage along the Orr/Buyck Rd. 1,000's of acres of state and federal land adjoins this property. MLS#144470 & 6106316



Orr-\$425,000 Beautiful, 3 BR, 2.75 BA, 2,552 sq ft on 24 acres with LL family room and amazing views of backyard along with your very own pond. MLS#143416 & 6103154



Orr-\$119,000 3 BR, 1 BA home on 5 private acres with city sewer/water. New hot water heater, windows, siding, roof. MLS#143462 & 6103265



Daniels Pond, Buyck - \$99,900 Price Reduced 46.5 acres, 1,650 ft airstrip with 3,487 ft of shoreline on a pond. MLS#141325 & 6096683



Buyck-\$589,000 Hunting retreat on 198.7 acres surrounded by state and federal lands. 670 ft of shoreline on the Vermilion River. MLS#143527



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



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. MLS#140025 & 6092207



Pickerel Lake, Effie-\$72,500 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, and dock slip. MLS#140026 & 6092208



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



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



Buyck-\$52,000 40 acres in Buyck on the Shuster Rd. Nice rolling elevation on the south part of property. MLS#143084 & 6102168



Buyck-\$360,000 200 acres near the Vermilion River and many area lakes. Adjoins public lands. MLS#143352 & 6102928

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OFFERED AT	\$749,500	
DETAILS	3 BD/3 BTH	5,240 SF
	1,000 ft riverfront	26.2 acres

hickory, granite, & SubZero. Wine cellar. Log sauna.



Lake Vermilion: Furnished like-new dream home at waters edge w/sunset sand beach, gradual yard, island studded views of Daisy Bay! Kohler baths, 2 kitchens, 2 fireplaces, 2 decks, 2 docks, att 3 stall gar w/in-flr heat, & sauna/wet boathouse.

OFFERED AT	\$1,698,500	
DETAILS	4 BD/4 BTH	4,153 SF
	150 ft shoreline	0.7 acres



Gorgeous Vermilion timber frame home w/beach, pvt gradual lot. Cent location on lake, Frazer Bay. 2 stall gar, 2 stall boat-house w/guest quarters over the water. Great rm w/natural light

OFFERED AT	\$1,495,000	
DETAILS	4 BD/4 BTH	3,129 SF
	175 ft shoreline	1 acre

pouring in. Lakefront deck & screen porch. Wlkout LL.



1 level lake living on Vermilion. S-facing lot w/excellent shoreline. 2 Suites. Att gar, lg pole barn, cart path to firepit patio & dock. Lakefront LR w/high ceilings. Rebecca Lindquist kitchen. Huge lake-side rec rm w/ log bar, bath & extra sleeping.

OFFERED AT	\$1,450,500	
DETAILS	3 BD/4 BTH	2,564 SF
	206 ft shoreline	2 acres

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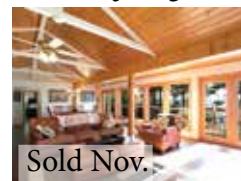
Little Fork - \$599,000



Sold Jan.

Vermilion - \$374,500

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Sold Nov.

Vermilion - \$695,000



Sold Oct.

Vermilion - \$1,445,000



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