

FREE

Northeastern Minnesota Real Estate

A COMPREHENSIVE GUIDE

EARLY SUMMER/2023



■ RESIDENTIAL ■ LAKESHORE ■ COMMERCIAL
■ HUNTING & RECREATION PROPERTY

■ HUNDREDS OF LISTINGS OF AVAILABLE PROPERTIES ACROSS NE MINNESOTA

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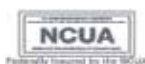
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Orr-\$284,000 26'x36' Pelican Lake 1 BR, 1 BA, 15'x26' sleeping loft. Covered porch, 2-plus car garage with workshop, dog kennel. MLS#144922 & 6107829



Pelican Lake, Orr - \$219,000 sleeper cabin, shed, compliant privy with electric on 3.5+ acres 275' shoreline, dock, aluminum boat lift. MLS#144927 & 6107839



Sandpoint Lake-\$225,000 Furnished 3 BR cabin on 2.77 acres. Metal roof, garage and shed. Electric service available from Canadian Sandpoint Power Assoc.



Elbow Lake-\$158,500 3.8 acre surveyed wooded lot on Elbow Lake has towering pines with 530 ft east facing shoreline in a protected bay. MLS#144979 & 610794



Pelican Lake - \$239,000 Log - sided cabin, 2 BR, 1 BA on 1.5 acres with 260 ft of shoreline. Adjoins state land. MLS#144636 & 6106860



Buyck-\$59,500 14.9 acres with frontage along Niles Bay Forest Rd. Gated driveway into property with electric at road. Gravel pit to use. Nice elevation. MLS#144570 & 6106611



Crane Lake-\$79,800 9.7 acres with driveway and electric. Rolling, wooded and nice elevation. 1000's of acres of state and federal land borders this property. MLS#144598 & 6106710



Britt-\$30,000 3+ acre building site just 10 miles north of Virginia, wooded and private. MLS#143945 & 6104689



Britt-\$40,000 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. 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



Crane Lake-\$115,000 This 10.6 acre boat - access property has 400+ ft of gradual shoreline on Rollick Creek just off Crane Lake. MLS#144768 & 6107352



Crane Lake-\$275,000 20-acre boat-access property has 6-BR, 3 BA home. Deeded access across federal land. MLS#144617

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



Orr-\$119,000 Buildable, wooded 80 acres South of Orr. Great hunting location with extensive trail system throughout property. MLS#144806 & 6107469



Orr-\$21,900 Buildable 1 acre lot in the city of Orr with city water and sewer. Level cleared lot along road with wooded back lot. MLS#144838 & 6107577



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



Rainy Lake-\$304,900 Completely remodeled, 2-BR 1 bath, 710 sq ft cabin on 1.8 acre lot. Approx 600' total of Rainy Lake frontage. MLS#144734 & 6107223



Rainy Lake-\$102,000 Handyman's Special! Two story, 3-BR 1 BA, 840 sq ft cabin. Cabin is being sold "AS-IS" MLS#144736 & 6107225



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



Buyck-\$59,500 14.9 acres on the Niles Bay Forest Rd, views of Lake Vermilion, driveway & gravel pit. MLS#144570 & 6106611



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-\$40,000 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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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**



New Listing

Eveleth 3 bed, 1 bath, 1 st garage house w/ 1 bed, 1 bath guest home. MLS#144859 **\$165,000**



New Listing

COOK Taylors Island parcel B 5 acre boat access w/ approved septic site and approved electric. MLS#144894 **\$190,000**



New Listing

COOK Taylors Island parcel C boat access w/ approved electric. 802' lake shore. MLS#144893 **\$210,000**



Tower Water access lot borders BWCA. 4.5 acres with 225' frontage near Trout Lake Portage. MLS#143567 **\$125,000**



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



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



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



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



New Listing

LAKE VERMILION 7.2 acre lake lot on Pine Island, 265 ft. of lakeshore MLS#144948 **\$90,000**

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Listed by Julia Maki
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Birch Point, Lake Vermilion



Exceptional retreat on Lake Vermilion with guest cabin on private point, incredible lake views and extensive landscaping. Spacious 5 bedroom/2 bath lake home has open kitchen/dining/living room, additional rec room, 2 fireplaces, enclosed porches on two sides with private deck off of large master bedroom. Lake home is surrounded by water on 3 sides and includes gazebo, hot tub, pool area and extensive privacy fence. Separate guest cabin has 3 bedrooms, kitchen, living room, full bath and large deck right off the water with hot tub. Lot includes 850' of lake frontage and includes lagoon perfect for a float plane and additional dockage. MLS#142496 \$1,900,000

24 acres on Lake Vermilion



RARE OPPORTUNITY! 24 acre lake lot on Minnesota's popular Lake Vermilion with road access and over 3000' of prime shoreline. This exceptionally rare parcel features lots of privacy, some towering pine trees, a mixture of topography, bedrock exposure, lake views up to 5 miles across Big Bay and breathtaking sunsets. Have your own private estate or explore subdivision opportunities. Located on the Eastern side of the lake and next to higher end residential development, this property has lots of potential. Property can be accessed from Indian Pt Rd and is near the BWCA and Lake Vermilion State Park. MLS#144941, Listed at \$950,000



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Signs a home exterior needs updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities. Regardless of why a homeowner chooses to renovate, the need to do so is often evident to the naked eye, especially when the time comes to update home exteriors.

Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market. A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb appeal can look for signs that it's time to update their home exteriors.

- Curling shingles: The roof may not be the first thing

people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curling shingles indicate it's time to replace the roof.

- Dated entry door: A modern front door can make a statement and real estate experts note how popular updated front doors are among buyers.

- Unsightly landscaping: It's not only the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing unsightly landscaping with low-maintenance plants or hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

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COMMERCIAL BUILDING, DOWNTOWN TOWER, MN



Located on Towers iconic Main Street is this statuesque 3,500 square foot mixed-use commercial property that is considered the anchor business on Main Street. It currently is operated as an antique and thrift/gift shop. The main 3,500 square foot level has plenty of space to open your business venture! The possibilities and potential are endless as the setup allows for more than 1 business. The upper 3,500 sq ft level features: 3 total apartments: 2 apartments with 2 BR each and one is a large 1,750 sq ft; There is a 5 BR apartment complete with laundry. Need some extra storage space? There is a huge attached garage/shop area with bay doors and loft storage and an additional 1+ stall garage. Potential to acquire the business/inventory separately will be considered. **MLS NEW \$342,500**

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.

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LAKE VERMILION ISLAND LOT

Lot has 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. Electric on adjoining parcels. **\$134,900**



ELY Charming 3 BR, 2 story home w/covered front porch walking distance to school, medical care and downtown businesses. Updates approx 8 years ago were new boiler, most new windows and updated 100 amp service panel. Minutes to BWCA and numerous area lakes. **\$119,900**



SOUDAN Lake Vermilion area 3 BR, 1.5 BA home near biking/hiking, snowmobile trails. Main level has maple hardwood flooring and upper level features knotty pine walls and ceilings. Detached 24x24 garage.

PRICE REDUCED \$109,900



ARMSTRONG LAKE A park-like setting surrounds this 3 BR, 1 BA, 1,928 sq ft custom built home conveniently located between Ely and Tower on beautiful Armstrong Lake. Working from home? Starlink internet already is in place! Home features vaulted ceilings in the open floor plan flowing between the living room, kitchen and dining room. The kitchen is amazing with birch cabinets, center island and built-ins with glass doors. There is a gas fireplace in the living room and a loft with gorgeous lake views. Classic Finnish sauna complete with changing room is at the water's edge. There is an older log built "cabin" on the property that has all the charm and style of an old homestead, perfect for hosting guests or family! Relax in the hot tub, enjoy a cool dip off the dock where there is a mostly sandy shoreline, or watch the loons swim by while relaxing in the enclosed porch. **\$389,000**



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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COOK • AREA LISTINGS



LAKE VERMILION AREA COUNTRY HOME Come see this charming 3 BR, 1,359 sq ft home nestled on a nicely wooded 7+ acre parcel less than 4 miles from Lake Vermilion public access adjacent to Timbuktu Marina. This home features a dining room with windows on three sides to view nature in all her glory. The "L" shaped living room leads to the large MBR w/access to half-BA from both BR and kitchen area. Upstairs are 2 BRs, a 3/4 BA with Jacuzzi style tub and an office alcove in the hallway. The lower-level is an unfinished walk-out with laundry area, half BA and high ceilings. The yard is nicely landscaped with numerous rock gardens, fire pit, walking trails and 2 storage sheds. The detached 2-stall garage needs siding to be completed and has a large storage area above. There is also a slab in place for a second garage! Exceptional location that you have to see for yourself. Minutes to Peterson Landing Public Campground for swimming, picnic and boat launching. **MLS NEW \$299,900**



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**

RURAL COOK / WILLOW VALLEY:

Looking for a private setting to build your northwoods cabin or year-round home? Easy road access on Highway 73 only 10 miles from the City of Cook and minutes to Lake Vermilion public access or marina. The land is high with rolling aspects and towering pine trees. So whether you are looking for exceptional hunting land, vacant land as an investment, or a place to build, you have to see this property. The northwest corner (approximately 5 acres) is separated from the balance of the land by Highway 73. Electricity is nearby. Don't miss out on this one! **\$134,900**



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Iron-Commercial Storage Property-\$379,900

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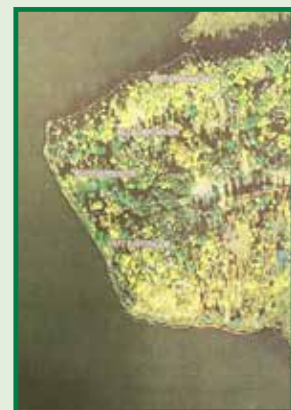
Aurora, Duplex-PRICE REDUCED-\$97,500

Check out this duplex with (2) 2 BR, 1 BA units on the main level along with a possible 3rd unit on the lower-level with no egress. There is a new roof within the last 5 years, steel siding, and 1 updated furnace. The home was last used as a single family residence but is set up to be a duplex or possible triplex. Call today for a private tour. **MLS# 144737**



Virginia-\$89,900

Check out this 3+ BR, 1 BA home with an open floor plan. The main level features a large kitchen/dining room that is open to the living room. There are 2 main level BRs, a full remodeled BA, and main floor laundry. The upper level features another BR along with an additional room. Also has deck, fenced backyard, detached 2-stall garage, and additional off-street parking next to the garage. **MLS# 144719**



PRICE REDUCED

EMBARRASS Lakeshore Lot \$79,000

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**



PRICE REDUCED

Parcel E 80



PRICE REDUCED

Parcel W

PIKE SANDY AREA LAND • \$100,000 • 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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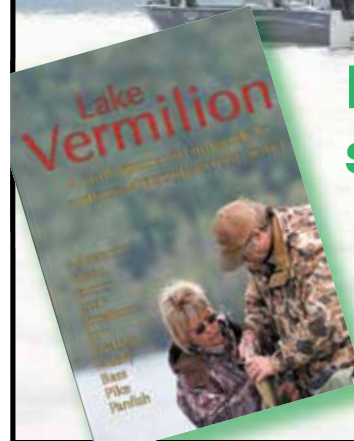
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Minor exterior upgrades that can help sell a home

The home improvement industry has been booming for years, but forecasters are projecting a deceleration in 2023 and perhaps beyond. Estimates from the Home Improvement Research Institute, which is the leading market research resource for the home and building products industry, indicate that growth in the home improvement products market is expected to decelerate from 7.2 percent in 2022 to 1.5 percent in 2023. Inflation continues to affect consumer spending, and homeowners may be looking to spend less on renovations in the year ahead.

Minor upgrades that aren't as costly as larger projects can still make a big difference, especially among prospective buyers. When looking for minor upgrades that can help sell a home, homeowners can rely on Remodeling magazine's annual "Cost vs. Value Report." That report analyzes costs for an assortment of remodeling projects and determines the value of those projects at resale. Though resale value depends on a host of variables, including location, the following are some relatively minor exterior upgrades that impress buyers and provide a strong return for homeowners.

➤ **Garage door replacement:** Garage doors matter more than sellers may recognize, as various real estate professionals note that buyers appreciate homes with updated garage doors. That's good news for homeowners, as the "2022 Cost vs. Value Report" indicated homeowners recoup roughly 93 percent of



Updated garage doors add curb appeal and provide a strong return on homeowners' investment at resale.

their garage door replacement investment at resale. The average cost of such a job is right around \$4,000, making this a budget-friendly remodeling project.

➤ **Window replacement:** The cost of new windows will depend on just how many windows must be replaced. But there's no denying buyers like the idea of low emissivity (low-E) windows, which can cut energy bills by a significant amount over time. The Office of Energy Efficiency & Renewable Energy estimates that heat gain and heat loss through windows is responsible for between 25 and 30 percent of residential heating and cooling energy use, so sellers who can tell buyers they have new low-E windows can emphasize those savings in home listings. The "2022 Cost vs. Value Report" indicates that home-

owners recoup roughly two-thirds of their investment in new windows at resale.

➤ **Landscaping:** Well-maintained landscaping is another home exterior component that can make a strong first impression on buyers. A recent survey of nearly 7,000 realtors conducted by the National Association of Realtors found that upgrading a landscape recouped roughly 83 percent of homeowners' initial investment at resale. In addition, 11 percent of realtors surveyed indicated that an upgraded landscape was the decisive factor that closed the deal for the house. Updating a home's exterior doesn't have to bust homeowners' budgets. Many affordable projects also provide a substantial return at resale.



Memories of the Early Days

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

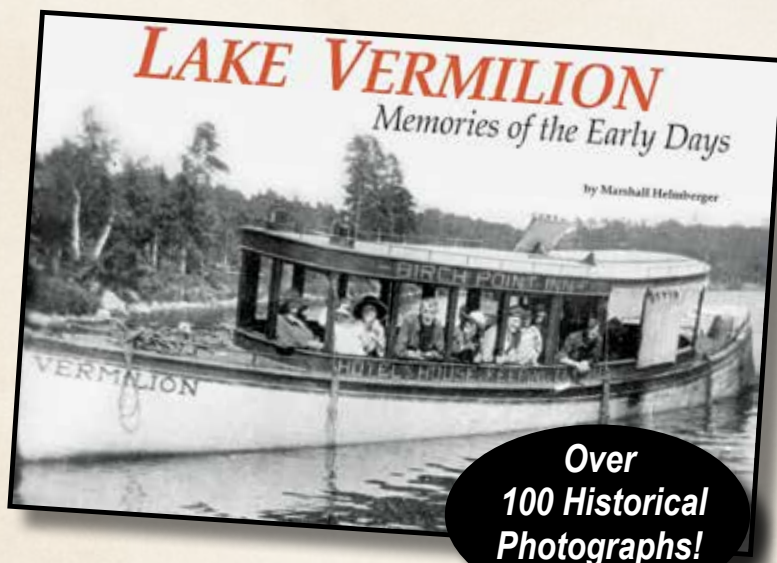
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PRIME LAKE CABINS AND HOMES



#144809 Looking for your perfect waterfront getaway? Look no further than this recently renovated cabin on the mainland with tuck-under boat-house. Kitchen area, sleeping loft, and many windows. Enjoy stunning views of the water from every angle. Step out onto the patio and onto the spacious deck, perfect for entertaining or relaxing with friends and family. Boathouse (12x25), garage (30x30), two docks, boat lifts, new 1,500 gallon holding tank, and sold furnished. Only 15 minutes from Cook. **\$335,000**



#143413 Wonderful 4 BR lake home on highly desirable Hibbing Point, with southern exposure. 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!**



#144559 Charming cabin on Ely Island surrounded by lush forest and breathtaking lake views. 2 BR features a 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**

Residential Building Lot



#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



#144414 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**

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



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#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 lakeshore. 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 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"! **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 southern exposure 300 ft lakeshore and approx. 4+ wooded acres and electric nearby. Centrally located on Lake Vermilion in Frazer Bay near the picturesque Muskrat Channel. **\$129,900**



#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. Power is nearby. **\$285,000**

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



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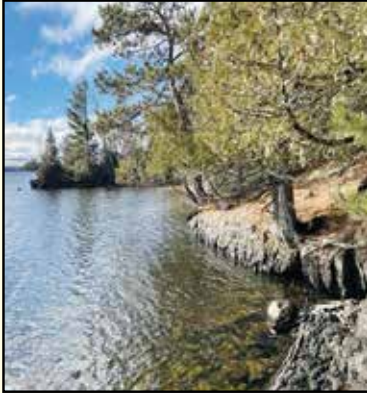
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#143391

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**

#144907 – Tower Northstar Addition

Custom built 3 BR, 2 BA home located minutes from Lake Vermilion. Natural light fills the kitchen, den and breakfast nook. Living room has a vaulted ceiling, gas fireplace and access to a private back yard deck. **\$325,000**



#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. **\$379,000**

#144939

Lake Vermilion

2 BR home on a private south facing point with 450 ft of sandy shoreline. The main floor features knotty pine tongue and groove. Kitchen opens to a spacious dining/living room with vaulted ceiling and gas fireplace. Big water views from deck and a screened in gazebo. **\$607,000**



#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**

#144964 – Orr

Mostly high ground with 36.32 acres off Hwy 53. Current owner has 4-wheeler trails cut and has used the land for deer hunting. High speed internet is supposed to be installed along 53 this summer. **\$59,900.**



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