

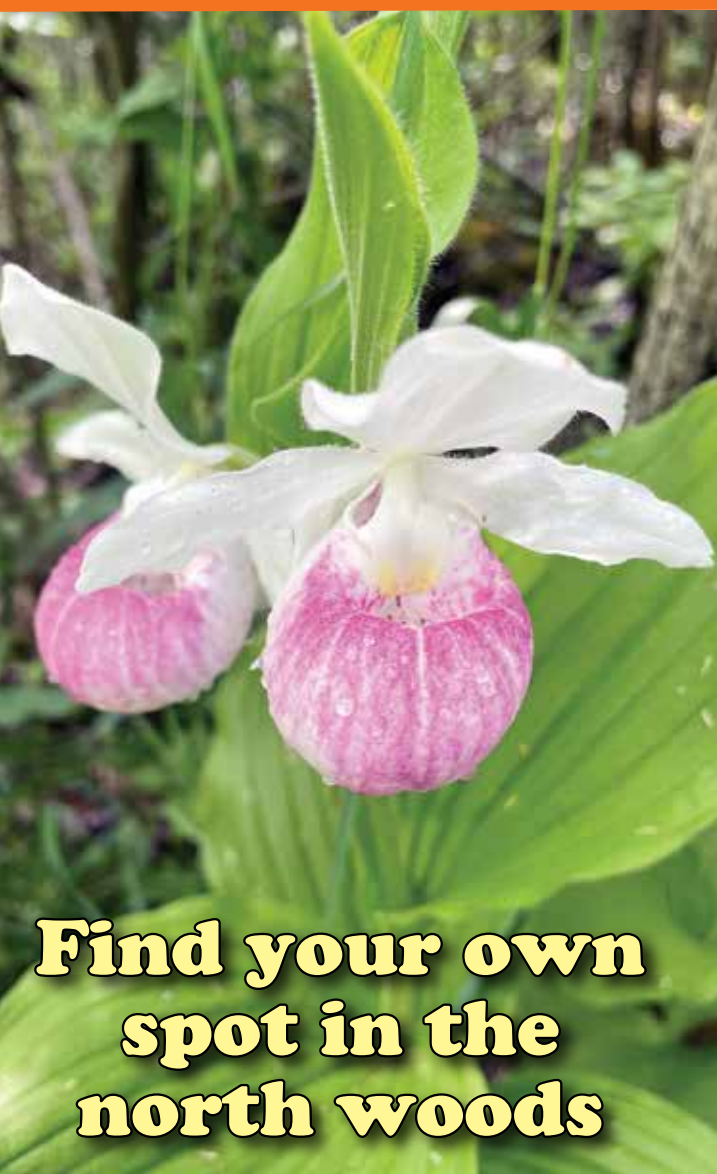
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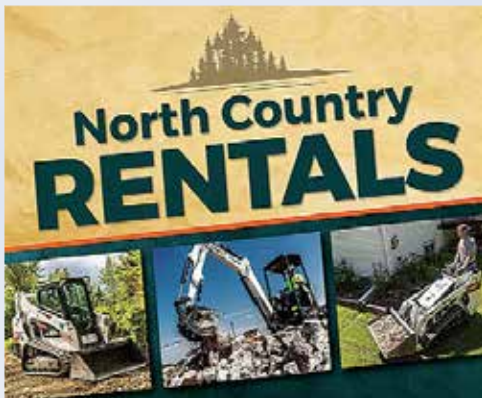




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#146035. Mercer Island. Escape to your very own private 7+ acre island in the heart of Lake Vermilion's Frazer Bay. Embrace the distinctive architectural charm of three stunning "Baker" Dome cabins, each offering a unique and cozy living space. Accommodate family and friends in a spacious 1 BR guest cabin (with kitchen), plus a charming 1 BR bunkhouse, wet boathouse, and original icehouse! Hike along the picturesque walking trail with boardwalks that encircle the island providing enchanting views plus a natural sand beach! Convenience is key, and this property offers a rare mainland access including another boathouse! This property promises a lifetime of cherished memories.

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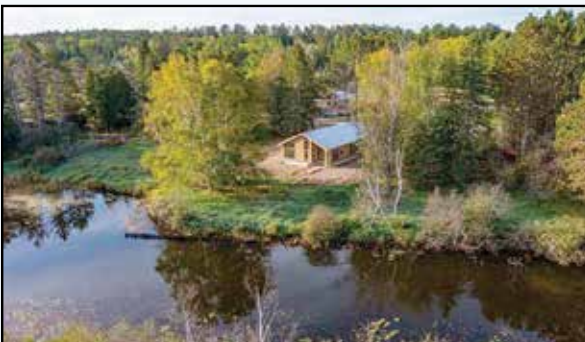
PRIVATE HOME ON 52 ACRES

#147371 Custom home, income potential and access to Lake Vermilion!

Main house has 2 BRs, 3 BAs and features an open layout, wood flooring, wood-burning Jotul stove and incredible kitchen with high-end SS appliances and granite counters. Includes Main BR with high ceilings, private BA with walk-in shower, office with lots of windows, metal roof, attached 2-stall heated garage and 52 acres of privacy and nature. Mixture of mature trees including stunning birch! Plus income potential with 2 "newly constructed" 2 BR apartments with excellent rental history, located above a 30x50 garage! These units are perfect for generating rental income year-round or entertaining guests. Both include full kitchens and BAs and come fully equipped for convenience and comfort. Additional perk is deeded access to Lake Vermilion with potential for a future dock for lakefront activities. Explore trails ideal for hiking or snowshoeing. Don't miss out on this exceptional property blending custom living, rental opportunities and natural beauty. A rare find! **\$769,500.**



HOMES WITH CONVENIENCE



#147687 Escape to your dream retreat in this beautifully designed home inspired by Norwegian architecture. Nestled in the picturesque Village at Vermilion, this 3 BR, plus loft, 2 BA home with sauna features eco-friendly design. Enjoy sustainable living with solar-generated heating and domestic water. Quality construction adorned with stunning spruce siding and high-efficiency windows, ensuring comfort and energy savings. Natural aesthetics boasts elegant pine paneling, creating a warm and inviting atmosphere. Available reduced boat and ATV rentals and membership options w/Your Boat Club Marina located minutes away. HOA includes landscape maintenance and plowing. Whether you seek a peaceful getaway or a family home, this cottage offers the perfect blend of modern convenience and rustic charm. Don't miss out on this unique opportunity! **PREORDER NOW! \$699,000. Other models from \$499,000**

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#146359 Prime vacant lot is south-facing and includes 1 acre, 260 ft lakeshore with mature trees and breathtaking views from a rocky bluff. Approved septic sites, off paved road, and the convenience of electricity availability. Own a piece of paradise on Lake Vermilion—where dreams become reality. **\$359,000**



#146401 7+ acre property with a ready-to-use driveway, approved septic sites, and electricity hook-up available. Enjoy 1/6 ownership of Lot 2-North Sky Plat with access to Lake Vermilion. Keep your boat and boatlift at a dock with electricity. **REDUCED TO \$144,500**



#146664 Prime lakeshore property on Ely Island! 310 ft of shoreline plus over 5 acres adjacent to 40 acres of state of Minnesota land. North-facing with breathtaking views. Electricity and lift-out dock. **REDUCED TO \$114,900**



#146330 7+ wooded acres, including 1/4 ownership of a stunning lakeshore lot. Has electricity nearby. Located off a paved public maintained road. Approved septic. (Dock not included) Two lots available starting at **\$193,000**



#146959 300 ft and approx. 4+ wooded acres and electric nearby. Property has views, privacy and southern exposure. Centrally located on Lake Vermilion's Frazer Bay near 2 marinas and Muskrat Channel. Don't miss this one! **\$125,000**



#146911 Ultimate retreat on Pine Island. 20+ acres with over 900 ft of lakeshore on interior West Twin Lake. Several ideal building locations. This one-of-a-kind property offers an unparalleled opportunity to create your paradise. **\$109,000**



#147710 7.9 wooded acres, including 1/4 ownership in a lakeshore lot that allows you to keep your boat and boat lift handy. Enjoy fishing, swimming, (dock not included). Located off a paved public maintained road. Approved septic sites and electricity nearby. **\$198,000**

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#147951 – Soudan – Nestled on a corner lot in a small town just minutes from Lake Vermilion. This 4 BR home with a 3+ stall garage has tons of potential! Whether you're looking for a week-end retreat, a year-round home, or an investment opportunity, this property's prime location makes it a must-see! **\$75,000**



#147278 – Pike River Flowage – All-season recreation property on 31.30 acres. 1 BR cabin, large open living area with a free-standing woodstove + a propane space heater. Includes a sauna building and storage shed. Easy access to hundreds of miles of snowmobile trails. Approximate 2,000 ft of water frontage and a deer stand nestled in the towering pines. **\$295,000**



#147361 – Aurora – Newly renovated 3 BR home close to Central Park and Mesabi East School. Updates include a newer roof, kitchen countertops, sink and faucet, new floor coverings, remodeled BA and fresh paint. T&G paneling in kitchen and living room. **\$99,000**



#147509 – Biwabik – This 3 BR, 2 BA Ranch-style home sits on 4+ acres just minutes from town. Spacious eat-in kitchen, vaulted ceilings in living and dining area. Energy efficient featuring 2x8 walls, gas boiler in-floor heat w/ 5 zones, and a gas log fireplace. The attached 3-stall garage also includes in-floor heat. **\$439,000**



#147690 – Sand Lake – This 3 BR, 2 BA home features a large living room with windows all around for plenty of natural light. The home is perched high on this 14-acre lot with plenty of outdoor views. A deck and patio for outdoor seating and sunset enjoyment. 2-stall detached garage plus 45x60 pole building. **\$450,000**

#147182 – Aurora – Nice starter home or vacation get-away. Move-in-ready. Newer vinyl windows, siding, roof and fenced in dog kennel. Great 2-stall garage with electricity. Located in town. Very Cute! **\$110,000**



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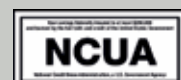
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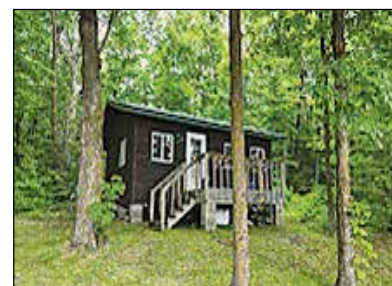
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PRICE REDUCED - Orr \$489,900 3 BR, 2.75 BA, 2,552 sq ft home with family room, blacktop drive, 30x30 pole building on 23 acres. Close to Pelican Lake. MLS#147241 & 6115448



PRICE REDUCED - Orr \$309,900 5 BR, 5 BA home with attached 2-car garage on 15.9 acres. 3 BR, 3 BA on main level with 1-2 BR, 2 BA lower-level apt with its own entry. City water and sewer. MLS#146517 & 6113112



PRICE REDUCED - Pelican Lake \$250,000 12.6-acre boat-access property on Sugar Point Island has 2 BR cabin, loft and 3-season porch. Sauna, new bunk cabin and storage shed. All buildings run off generator power. MLS#146371 & 6112596

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Orr-\$69,900 Ash River lot 4 in Bear Ridge CIC. Lot comes with electric and shared septic and water. Ownership also gives you access to 155 ft of shared shoreline, boat slip, gazebo and 1/10 share of all common areas. MLS#140026 & 6105188



Crane Lake-\$239,000 13.7 wooded acres, adjoining federal land to the west with private shared road-access from the Crane Lake Rd. Electric is on property. MLS#147412 & 6115972



Orr-\$274,000 2,016 sq ft of office and retail space with 665 ft of Hwy 53 frontage just south of Orr on 4.77 acres. Handicap accessible. MLS#147314 & 6115695



Kabetogama-\$259,900 3 BR, 2 BA year-round home with 30x40 storage building sitting on 40 acres of prime hunting land. MLS#147191 & 6115161



Orr-\$145,000 18.5 wooded and remote acres with 334+/- ft of shoreline on Ban Lake. MLS#147117 & 6115096



Pelican Lake-\$265,000 Sleeper cabin, storage shed, and compliant privy on 3.5+ acres with 275 ft of shoreline. MLS#146973 & 6114656



Orr-\$75,000 Great 40-acre recreational property with easy year-round access off blacktop county road. Close to Orr, Pelican Lake and DNR boat ramp. Log sided 10x20 sleeper/storage cabin. MLS#147884 & 6117624



Chisholm-\$126,000 2 BR, 2 BA home. Remodeled BAs, kitchen, appliances, flooring and paint, all new windows, exterior doors, front and rear deck, paint and roofs. Detached 2-car garage. MLS#147865 & 6117583



Orr-\$499,900 Custom built 3 BR home off the grid, solar powered home is nearly 3,000 sq ft on 120 acres. Has spring fed swimming pond and adjoins 1,000s of acres of state land to the north. MLS#146343 & 6112498

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Memories of the Early Days

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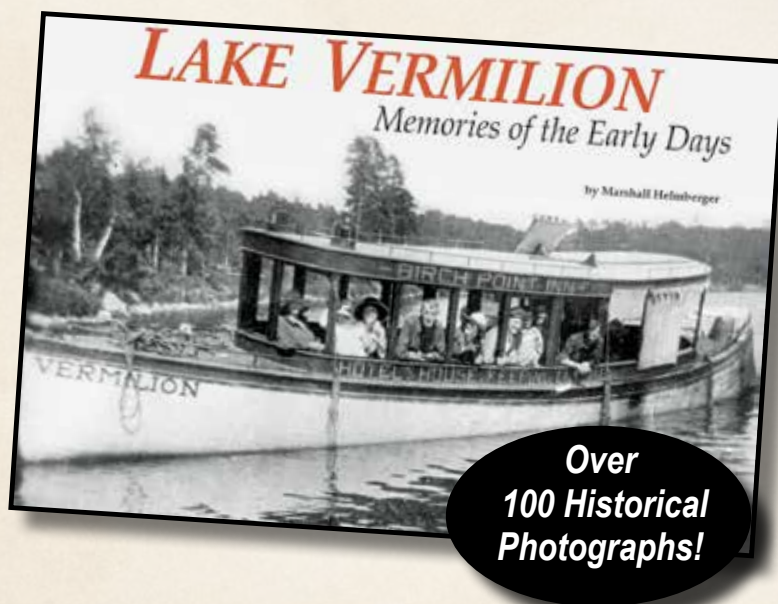
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3 STALL | 10 ACRES
\$525,000 | MLS#147556**



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3 STALL | 23 ACRES
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**ELY - 2 BED | 1 BATH
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\$95,000 | MLS#147857



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Why it pays to work with a real estate agent

Equity, pre-approval, contingencies, appraisal. These are terms associated with buying real estate, but even seasoned home buyers may not fully understand them. Navigating the real estate market can be challenging, but in today's economic climate, marked by inflation, high interest rates and high home prices across the country, it is more important than ever to understand the minutiae that is involved in buying and selling property. That's just one of many reasons why buyers and sellers can benefit from the help of a seasoned real estate professional.

Types of real estate professionals

Many people use the terms real estate agent, real estate broker and Realtor® interchangeably. While these professionals handle many similar tasks, there are some notable distinctions between them. A Realtor® is a registered term used to describe a real estate professional who is a member of the National Association of Realtors®. These individuals must adhere to a strict code of ethics, and have access to market data and transaction management services unique to this specific trade organization. A real estate agent is licensed to help people buy and sell real estate, and is paid a commission when a deal is completed. A real estate broker does the same jobs as an agent, but is also licensed to work independently and may employ his or her own agents. The broker also may get a percentage of the commission from agents in addition to his or her own commissions, according to Investopedia.

Buyer and seller

A professional may represent either the buyer or seller or both. A buyer's agent is negotiating for the buyer in the transaction, while a seller's agent negotiates for the seller. Real estate professionals also can represent both parties, known as dual agency. Typically this does not occur in the same transaction, as that can create a conflict of interest. Commissions typically fall between 5 and 6 percent on real estate transactions, an amount that is split by all real estate professionals working on the transaction.



Why work with a real estate professional?

Homeowners may wonder why they should seek the services of a real estate agent, broker or Realtor®. That's particularly so for sellers, as buyers typically do not pay a real estate representative any money.

- **Expertise:** Considering that buying and selling a home is one of the biggest financial transactions one will make, it makes sense to leave it in the hands of experienced professionals.
- **Price a home right:** Real estate professionals will conduct a market analysis and look at "comps" in the area to determine a price that is fair and will help a house move. When working with buyers, the agent or broker also will be able to help them come up with a reasonable offer price.
- **Access to MLS:** Agents and brokers have access to the Multiple Listing Service, which is widely used across the United States for listing available properties. It helps sellers sell faster and will enable buyers to view multiple properties all in one database.
- **Negotiations:** Leaving negotiations to a third party removes emotion from the transaction and can help everyone involved resolve issues and agree on acceptable terms.

Buying and selling real estate is a complex process. Real estate professionals can simplify the process and make it more enjoyable for buyers and sellers alike.

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The basics of home inspections

The process of buying a home involves a number of variables that present at various times throughout buyers' search for a home. For instance, real estate professionals typically advise buyers to receive a mortgage preapproval prior to beginning their search for a new home. Once such preliminary measures have been taken care of, buyers can then search for a home and ultimately make an offer.

One of the more critical steps buyers can take when making an offer is insisting that the offer is contingent upon a home inspection. Home inspections offer a measure of protection that can save buyers from investing in properties that may look nice to the naked eye, but feature a host of costly problems beneath the surface. Individuals new to home buying may not know what to expect of the inspection process. In such instances, the following rundown can shed light on home inspections.

► Recognize inspection may be mandatory. Though it's not always the case, home inspections may be required by mortgage lenders. Lenders want to ensure borrowers can repay their loans, which might prove difficult if a home is in need of considerable repairs. That's why home inspections tend to be mandated by lenders, even if they're paid for by buyers. Estimates from HomeAdvisor indicate home inspections cost between \$279 and \$400 on average, but that cost is well worth the peace of mind of knowing you won't unknowingly be buying a money pit.

► You choose your own inspector. Buyers will choose their own home inspector, so it can pay dividends to start asking people you trust for recommendations even before you begin searching for a new home. Realtors also may recommend inspectors they've worked with in the past. The International Association of Certified Home Inspectors® (nachi.org) also can help buyers find a home inspector.

► You can, and should, attend a home inspection. It's wise for buyers to attend a home inspection. Doing so allows them to see potential issues firsthand. Some seasoned home inspectors even prefer clients to at-



tend an inspection so they can point out issues as they go through the house and answer questions directly rather than later on over the phone or via text or email. Though inspectors typically will answer questions off-site, it's easier for both buyer and inspector to discuss issues in person on the day of the inspection. And for buyers, this can be a great way to become more informed about the home inspection process.

► Expect to spend a good deal of time at the inspection, and not necessarily with the sellers present. The National Association of Realtors indicates inspections can take as long as three hours, so this won't be an in-and-out excursion. Buyers don't want to rush the process, so block out ample time on your schedule to attend the inspection. In addition, sellers typically are not home during an inspection, though it can happen. Buyers who don't want sellers present can request that they are not on the premises while the inspection takes place. There may not be anything to compel sellers to be off-site, but it can't hurt to ask.

Home inspections are a vital component of the home buying process. It's imperative that buyers take inspections seriously so they can feel confident they are not investing in a flawed property.

Projects to consider before moving into a home

The day homeowners move into a new home is a unique experience. First-time home buyers may see such a day as the culmination of years of hard work, while those who are not new to the experience may find their new home is where they'll spend the rest of their lives.

Move-in day is indeed a notable milestone, but there's much homeowners can do between closing on a home and backing the moving truck into the driveway. In fact, it may be best for homeowners to complete several home interior projects while the residence is still empty.

Painting

Painting home interiors is among the more logical projects to consider before moving into a home.

Simply put, an empty home is far easier to paint than one filled with furniture and other items. Professional painters may even discount a project if they know they won't have to cover and/or move any furniture before and after applying paint. Painting before anyone has moved in also saves residents the discomfort of living in a home overcome by the lingering aroma of drying paint. Simply open the windows and let the home air out throughout each painting session.

Flooring

Flooring projects are another undertaking to consider before moving in. Whether you're tearing up old carpet and replacing it with new carpet, refinishing wood floors, or installing a wholly new floor, each task is considerably easier if there is nothing on the floor. Flooring projects are best left to the professionals, and labor costs may drop considerably if contractors don't have to pause to move furnishings or work around other items.

Deep cleaning

A professional cleaning service should be among the first calls homeowners make after closing on a new home. A deep cleaning when the home is empty and all lingering dust and debris is visible to the naked eye can ensure no spots are missed before move-in day. Request that the cleaning service clean the interior of kitchen drawers and cabinets, which have a tendency to accumulate grime over the years.



Electrical work

Modern homes are plugged in, so addressing electrical issues prior to move-in day can ensure there are no interruptions to internet connectivity when everyone begins to settle into the home. This is also a great time to install additional electrical outlets, and homeowners are urged to take the time to draw up plans for how each room will look once all of their furniture is in the house. Doing so can identify where additional outlets should be installed. Homeowners also can visit their new home at night and turn on the lights to see if existing fixtures provide ample illumination. If not, installing new fixtures prior to moving in makes clean-up easier and ensures there are no dark nights once everyone is in the home.

Ceilings

Replacing ceilings prior to moving in is another savvy move. If the ceilings are dated or unsightly, removing, repainting or replacing them before anything is beneath them is a great way to protect valuables from damage. And contractors may not need as much time to complete such a project in empty rooms as they would in spaces where they need to negotiate their way around furniture and other valuables.

Various renovation projects can be conducted prior to moving into a new home. Such an approach can save both money and effort.



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Lake Vermilion - Listed at \$939,000
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Lake Vermilion - Listed at \$2,550,000
MLS# 145367



Lake Vermilion- Listed at \$2,050,000
MLS# 146622



Cook - Listed at \$379,000
MLS# 147443



Burntside Lake - Listed at \$790,000
MLS# 146467



Crane Lake - Listed at \$319,000
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Elbow Lake **\$189,900**

Lake Cabin- 3 acres/210' of shoreline -
Privacy - Rustic

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Chisholm **\$85,000**

4BR/2BA home used to be a historic
boarding house - spacious

MLS#146766



Angora **\$379,900**

2BR, 2BA home - 44+ acs. w/over 900ft
of shoreline on the Rice River

MLS#147546



Virginia **\$170,000**

3 BR, 1.75 BA home - Central A/C
Bsmt. - Updated kitchen

MLS#147549



Orr **\$59,000**

80 acres - ideal hunting land
surrounded by state land

MLS#145797



Lake Vermilion **\$399,000**

5.8 acres - approx. 300' lksh
Towering pines - Power on property

MLS#147030



Cook **Listed at \$139,500**

Hwy. 53 frontage in the City of Cook
House - Garage/storage bldg. & car
wash

MLS#146653



Elbow Lake **Listed at \$189,000**

Cabin on 1.5 acres - 550' shoreline
Towering pines - water access

MLS#147937



Angora **Listed at \$319,000**

2BR, 1.5 BA hm. on 80+ acres - Patio
door to deck - Newer furnace - Several
outbuildings

MLS#147536

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Burntside Lake **\$790,000**

11872 sq. ft. lake home - 6.8 acres -
w/850' of lakeshore frontage

MLS#146467



Orr **\$280,000**

Newer home w/covered porch- 17 acres
2BR/1BA -Garage

MLS#147594



Waters of Vermilion **\$135,500**

Lot #41 (additional lots for sale) -
access to utilities - towering pines &
more!

MLS#147925



Lake Vermilion **\$1,550,000**

4 BR/5BA - att. 2 stall gar. -det.
2.7 acres - 200' shoreline

MLS#146615

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Leta Redmond-Pulford

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Virginia **Listed at \$169,000**

Updated - 3BR/2BA -basement
det. insulated garage

MLS#147558



Duluth **Listed at \$319,900**

Views of Lake Superior - 3BR/2BA
Screen house in yard - Must see!

MLS#147698



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Gorgeous Lake Vermilion timber frame home with swimming beach! Centrally located on beloved Frazer Bay. 2 stall garage & 2 stall wet boathouse with a 2 bedroom guest quarters over the water. Lake-side decks with stone fireplace.

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



Furnished Lake Vermilion retreat set on island nature preserve. Vaulted great rm w/natural light pouring in lakeside Marvin windows, Vermont Castings fireplace front wood stove, lakefront cedar deck. Boathouse and sunset beach.

OFFERED AT	\$798,500	
DETAILS	2 BD/2 BTH	2,008 SF
	1,100 ft shoreline	85 acres



Lake Vermilion building lot! Gorgeous rocky shoreline commanding 2 mile sunset views of island studded blue water vistas across Wakemup Bay! Survey & septic eval in process; sale subject to County approval. Other lots also for sale.

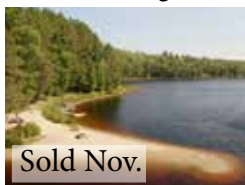
OFFERED AT	\$295,000	
DETAILS	LOT/LAND	
	302 ft shoreline	4.5 acres



Beautifully remodeled Lake Vermilion retreat with a sunset facing level lot and an excellent swimming shoreline on highly desired Frazer Bay! Original garage & shed. Original sauna/boathouse/guest cabin. RV pad, dock & boat launch.

OFFERED AT	\$574,000	
DETAILS	2 BD/1 BTH	624 SF
	90 ft shoreline	0.8 acres

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Sold Nov.

Wynne - \$1,480,000



Sold Aug.

Vermilion - \$975,000

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Sold Oct.

Pike River - \$585,000



Sold Sept.

Vermilion - \$1,450,000



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