

For Sale

Vintage Vermilion Cabins & Retreat *on Lake Vermilion*



5 Cabins - 57+ acres - 2100' shoreline
Lodge - Sauna - Numerous Outbuildings
Excellent Potential

www.bicrealty.com/vintagevermilion



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Listing Summary

Sale Price: \$1,985,000

Address: 8450 Vermilion Drive, Cook Mn

MLS# 149110

Parcel IDs: 250-0020-00100/00101

Taxes: \$9806/yr, non-homestead

Located in a Opportunity Zone with Tax Benefits.



Escape to the peace and beauty of Minnesota's great outdoors with this exceptional retreat on Lake Vermilion, perfectly nestled among towering pines and unspoiled natural beauty. Set on 57 acres and +/- 2100 ft of prime lakeshore, this pristine property offers endless opportunities for relaxation, fishing, recreation and adventure in a truly tranquil setting. Impeccably maintained, the property features a harmonious blend of rustic charm and modern comfort. Property consists of 5 charming, fully renovated rental cabins, all with with an good rental history. The cabins and Lodge sit near the shoreline. Extras include a lodge/game room, sauna, boathouse and numerous other storage buildings. Property comes fully furnished with carefully selected furnishings and has trails throughout. Whether you dream of operating a resort/development property, creating a family compound, or enjoying a private nature escape, this property is a rare opportunity to own a piece of Minnesota's wilderness on a highly desirable lake.



Details

The property is currently a private resort that also functions as a corporate and family retreat located on Lake Vermilion in Northeastern Minnesota. There are 5 charming and fully furnished cabins that sleep 26 people with 9 additional buildings. These include the main lodge with lakeside screen porch, a fully furnished Retreat, sauna, tackle house, wet boathouse, fish cleaning house.

The 57 plus acres of land are included in an Opportunity Zone. Significant expansion and development potential exists, including developing additional units throughout the Property.

Fishing enthusiasts have the opportunity to fish Lake Vermilion's 40,000 acres of superior fishing potential with a variety of fishing options including walleye, musky, bass, crappie, northern pike.





Details

Property Condition

The cabins and other improvements on the property are of varying ages, some as much as 70 years old or more. They have been repaired and maintained over the years in a manner of which Seller has no knowledge by multiple prior owners and are sold AS IS, with no warranty or representation as to their condition or fitness or any other matter whatsoever related to them. Certain improvements may not comply with current code requirements.

Cabins

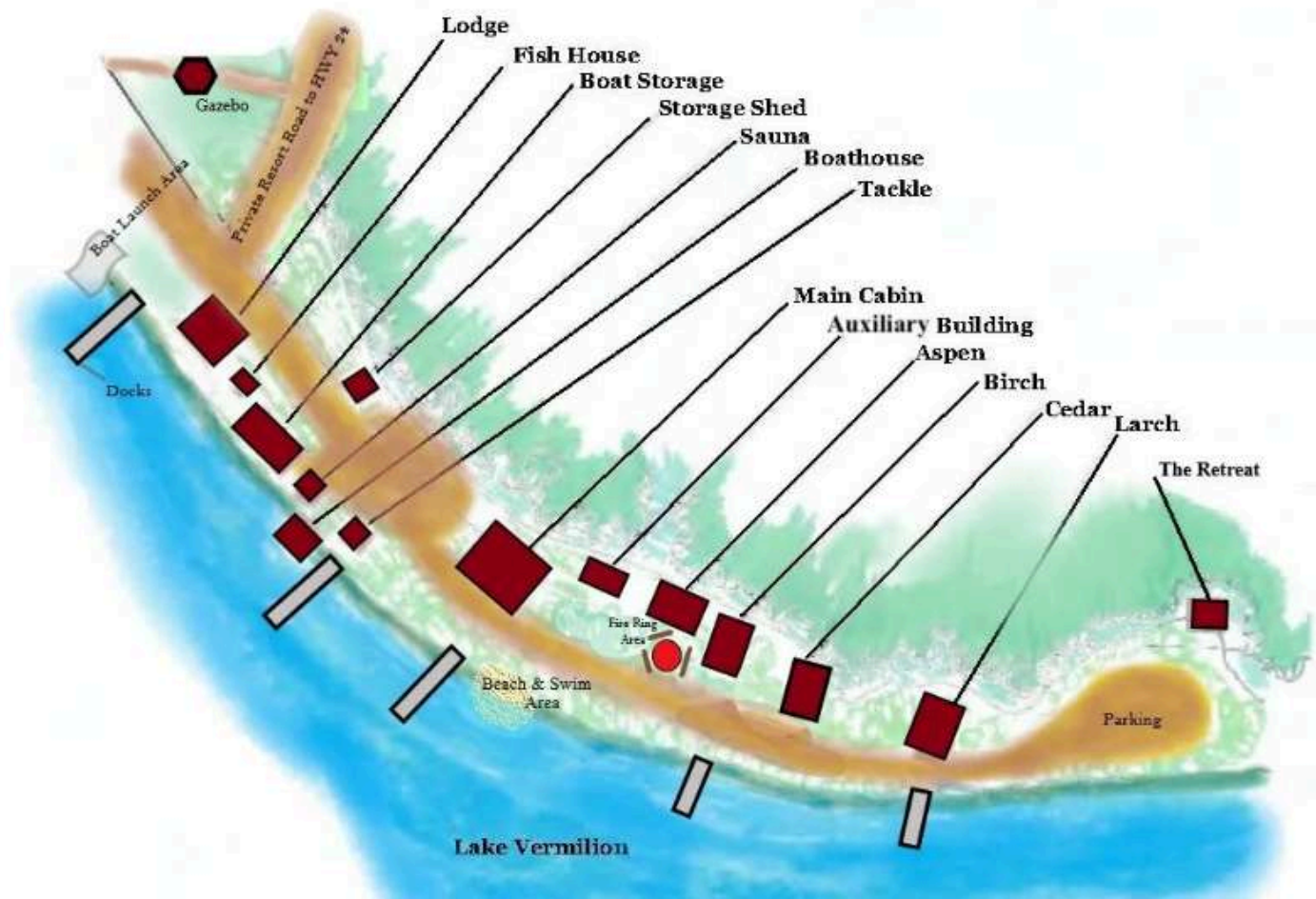
Over the last 23 years, cabins have been restored and modernized by the current owner with upgraded wiring and light fixtures, new windows, new plumbing fixtures, completed interiors with knotty pine paneling and kitchen cabinet doors. Other updates include new roofing, doors, raised ceilings, insulation, ceiling fans, base board heat and air conditioning units.

First class cabin furnishings and decor include themed pictures, numerous pieces of marked Old Hickory furniture with brass labels and many vintage and antique items specifically selected for the unique character of each cabin.

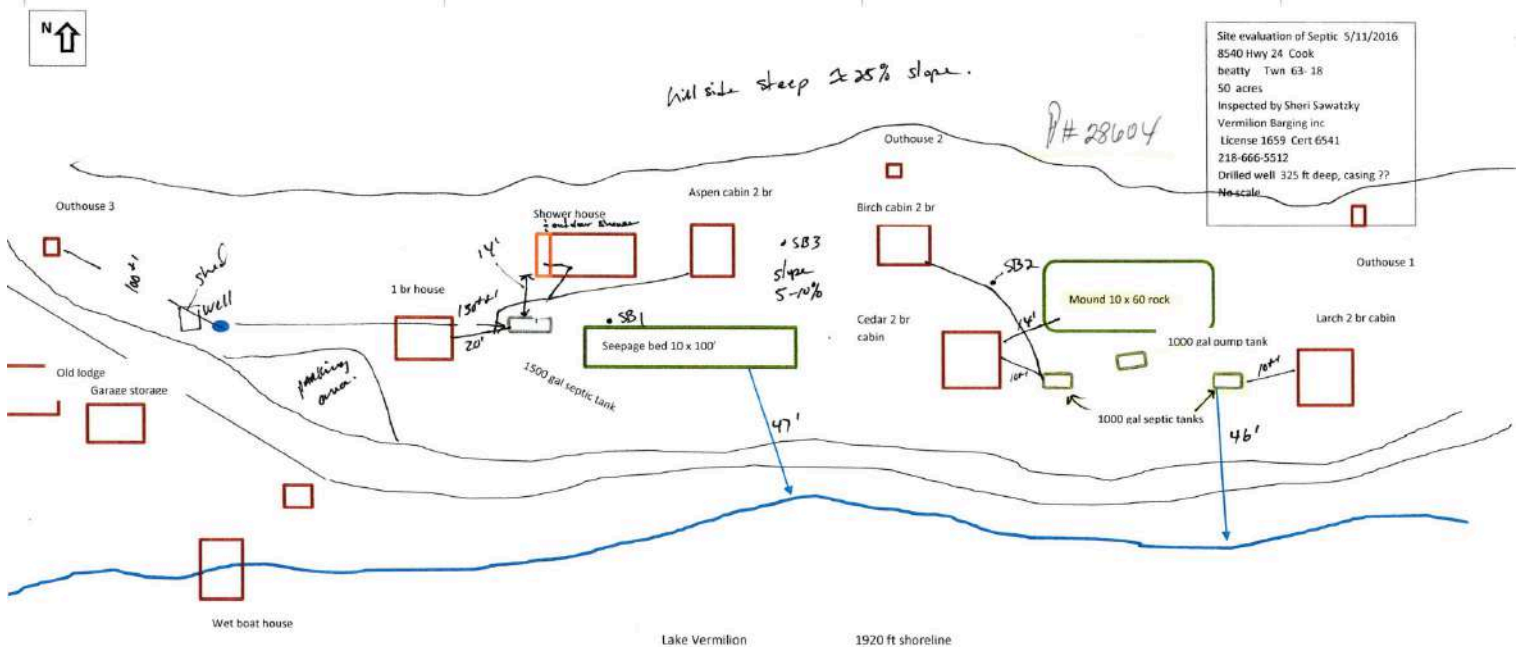
The Main Cabin has two bunk beds and one bedroom with twin beds (sleep a total of four) and a raised, paneled ceiling in the back bedroom. This spacious cabin (over 1,000 SF) now easily accommodates up to 8 persons. The Main Cabin has an over-sized kitchen with granite counter tops and washer and dryer and is the perfect gathering spot when families or groups rent multiple cabins.

There are a comfortable double sofa bed in the Cedar and Larch cabins. There is also a new queen bed. With one person on the sofa bed in the living area, Larch and Cedar now easily accommodate up to 6 guests.

Site Plan



Septic Layout 2016





Wet Boathouse. The wet boathouse has recently been updated with new roofing, a new crib and reinforced walls.

Boat Launch

Seller will retain a lakeside easement for the adjacent parcel for boat and trailer access to the existing boat launch plus an area for turn-around.

Access

The Property is accessed from the nearest public road (Vermilion Drive) for approximately one-half mile via a recorded easement and for approximately one mile via a renewable lease from the State of Minnesota DNR and approximately 800 feet across the adjacent Govt lot 6, where an easement will be provided.

Zoning

The Property is zoned by St. Louis County as SMU-5 Shoreland Commercial Overlay. The Business operations which are a resort are a grandfathered conditional use. The setback of the buildings and the over-water location of the boathouse are grandfathered and do not meet the requirements of current land use regulations. The Property is serviced by a private septic system and well. The Business is operated pursuant to a license with the MN Department of Health that limits the occupancy to 24 persons including employees.

Property Size

The Property per survey drawings consists of +/- 57.2 acres including +/- 2.6 acres of wetland on the eastern side of North Creek, +/- 2100 feet of lake shoreline on Black Bay to the approximate mouth of North Creek and +/- 990 of Creek frontage the west shore North Creek. The property is currently only 20% developed. There is ample opportunity to build more cabins.



Trails

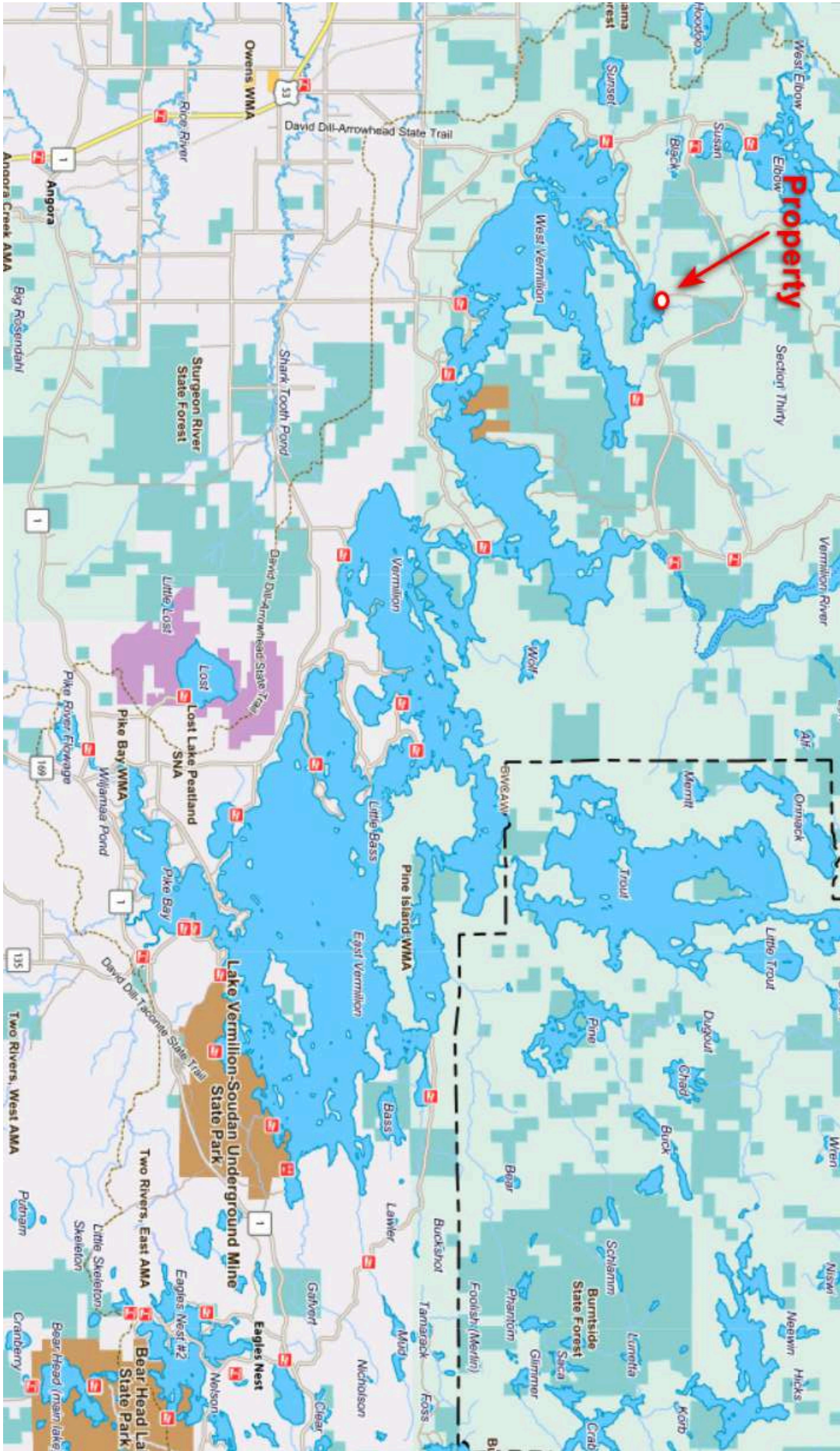
There are trails throughout the property. There is a Gazebo that sits half way along the ridge-top path above the Resort. It is a great spot to stop in the middle of a hike along the path. There are several benches along the path as well. The path is a loop of about 5/10ths of a mile, which starts at the Resort, goes along the lakeshore, and up/down the hill via the driveway by the Lodge and the 65 step stairway at the east end of the property and then all along the top of the bluff.

Lake Vermilion

Lake Vermilion, located in northeastern Minnesota, is one of the state's most scenic and sought-after lake destinations. Spanning over 40,000 acres with nearly 365 islands and 1,200 miles of shoreline, it offers a rare blend of rugged natural beauty and recreational opportunity. The lake is known for its clear waters, excellent fishing (especially walleye, muskie, and northern pike), and a peaceful, wilderness-like setting that still provides access to modern amenities. The bay on which the property sits is renowned for crappie fishing. The shore of the Property consists largely of unspoiled fish habitat.

For someone interested in buying a resort or retreat, Lake Vermilion is an ideal location. It attracts visitors year-round for fishing, boating, swimming, hiking, and winter sports, creating steady tourism potential. Its mix of quiet bays, expansive open water, and scenic pine-covered shores makes it a prime choice for guests seeking both relaxation and adventure. With continued demand for authentic Northwoods experiences, a resort/retreat here offers strong potential for growth, repeat business, and long-term value.

Whether you're casting from a boat in summer or ice fishing in winter, Lake Vermilion promises trophy catches and unforgettable days on the water.





Legal Description:

PID 250-0020-00101

PART OF LOT 5 LYING W OF FOLLOWING DESCRIBED LINE COMM AT NE COR OF SEC 1
THENCE S00DEG58' 07"E ALONG E LINE 2653 FT TO E1/4 COR OF SEC 1 THENCE
N88DEG31'04"W 4741.61 FT TO PT OF BEG THENCE S01DEG09'10"E 2101 FT MORE OR LESS
TO SHORE OF LAKE VERMILION & THERE ENDING

PID 250-0020-00100

LOT 5 EX PART LYING W OF FOLLOWING DESCRIBED LINE COMM AT NE COR OF SEC 1
THENCE S00DEG58' 07"E ALONG E LINE 2653 FT TO E1/4 COR OF SEC 1 THENCE
N88DEG31'04"W 4741.61 FT TO PT OF BEG THENCE S01DEG09'10"E 2101 FT MORE OR LESS
TO SHORE OF LAKE VERMILION & THERE ENDING, All in Section 1, T. 63, R. 18



LARCH



ASPEN



CEDAR



BIRCH



LODGE AND FISH HOUSE



MAIN CABIN



WASH HOUSE



OTHER OUT BUILDINGS

