

**AMERICAN
LEGACY**
LAND CO

FOR SALE

LAKE FRONT HOME

St. Louis County, MN

1.5 +/- Acres

OFFERED AT:

\$1,299,999

ABOUT THIS PROPERTY:

This extraordinary legacy property on Lake Vermilion presents a once-in-a-lifetime opportunity to own a private retreat on a stunning point with breathtaking panoramic views, unmatched privacy, and 850 feet of pristine shoreline. With lake frontage on both sides of the property, you're truly surrounded by water, creating a sense of seclusion that's both peaceful and relaxing. A beautiful sand beach area provides the perfect spot for swimming, lounging, and lakeside gatherings, while multiple docks offer excellent access for boating, fishing, and water recreation.

The spacious main lake home features five bedrooms and two bathrooms, with an open-concept kitchen, dining, and living area designed for comfort and entertaining. Two fireplaces add a cozy charm, and the home includes two enclosed porches plus a private deck off the large master suite, offering plenty of quiet corners to relax and enjoy the lake from every angle. A generous rec room provides additional space for games, entertainment, or unwinding after a day on the water.



More About this Property:

The grounds are beautifully landscaped and include a gazebo, hot tub, and a privacy fence that enhances the quiet, resort-like feel of the property. A separate guest cabin sits just off the water and features three bedrooms, a full bath, a kitchen, and a comfortable living room. The cabin's large lakeside deck includes a second hot tub, making it a perfect space for guests or a potential rental.

A unique highlight is the private lagoon, ideal for floatplane access or extra dockage. Whether you envision a legacy retreat or a high-end short-term rental investment, this property combines natural beauty, luxury, and versatility in one of Minnesota's most beloved lake destinations. Rarely does a property with this much character, frontage, and opportunity come to market.

Directions: From County Rd 77 take Birch Point Road, stay to the right, and follow road into property on the right side.

Legal Description: Part of lot 7, Anita Beach 1st Division St. Louis County, MN

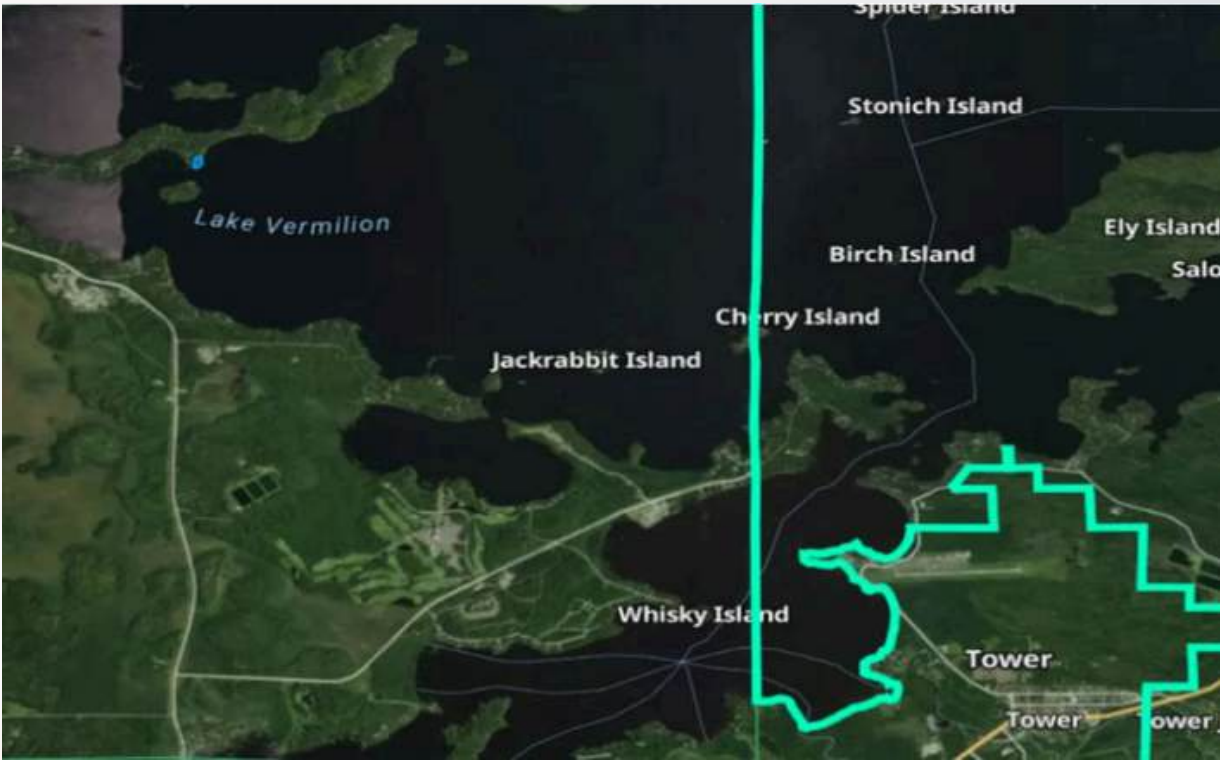
Address: 2236 A Birch Point Rd Tower, MN 55790

Taxes: \$10,768.00

Income Potential: Short term rental

FEATURES:

- 1.5 +/- acres
- Massive frontage on Lake Vermilion
- Stunning custom home with lake views all around
- Guest house just feet away from the water
- Two docks, one in a private lagoon
- Private beach
- Hot tub overlooking the lake
- Short term rental opportunity



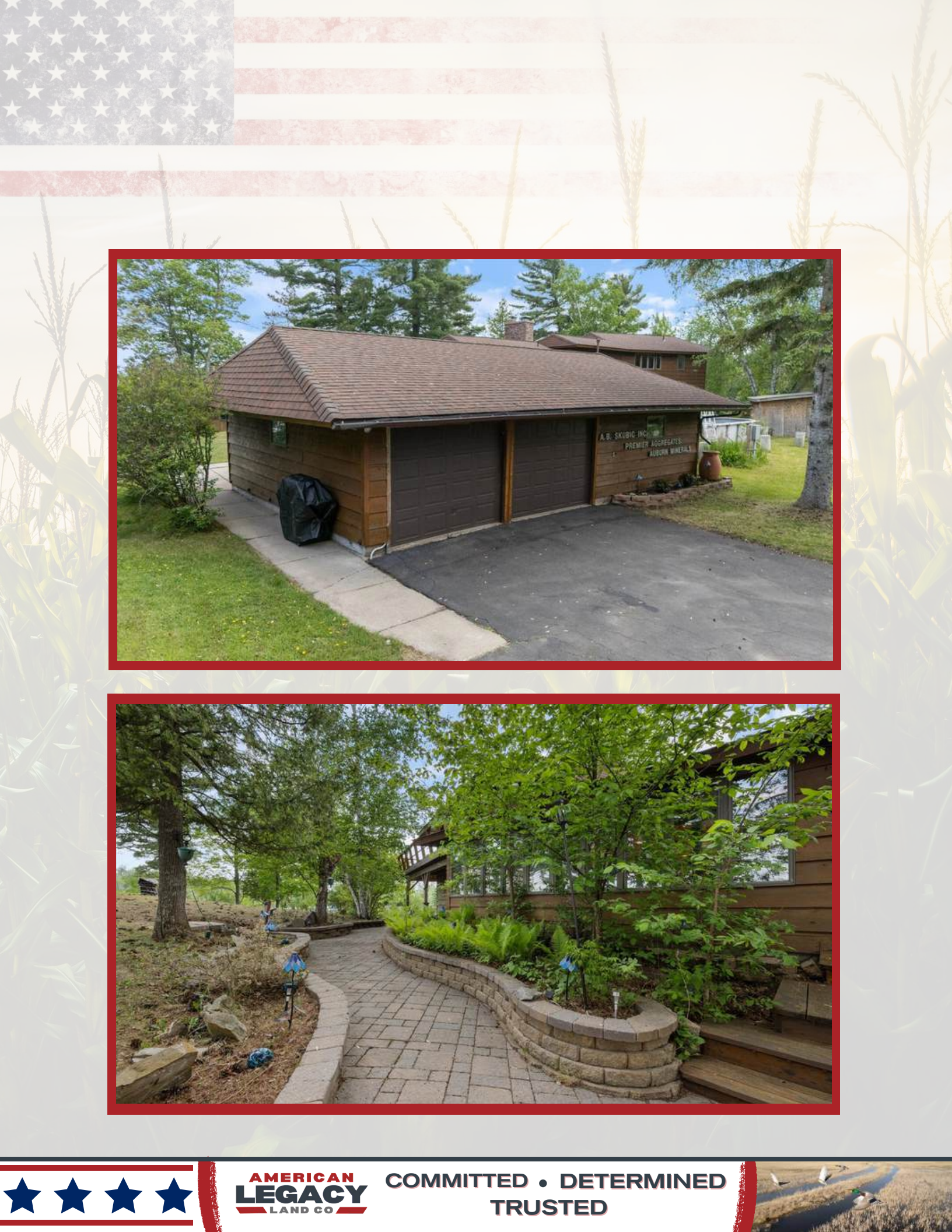




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About the Agent:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age, Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry - his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.



Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson and Presley, and their black lab, Tilly.

JORDAN YIRA , LAND AGENT



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