

MIDWEST LAND GROUP PRESENTS

17.1 TOTAL ACRES

# ST. LOUIS COUNTY, MN

HIGHWAY 77 & FECTOS ROAD, TOWER, MINNESOTA, 55790



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LAKESHORE INVESTMENT OPPORTUNITY: MULTIPLE BUILD SITES ON LEGENDARY LAKE VERMILION

Perfectly positioned to overlook Lake Vermilion's Daisy Bay and just south of Frazer Bay, these three separate tracts combined to 17.1 acres offer a number of investment opportunities, or stunning home build sites with shoreline access on one of North America's premier freshwater fisheries. Tract E is located directly on the lake, while Parcels B and C are just north on Fectos Road, and both parcels come with a quarter interest in Tract D, which is a 1-acre lakeside parcel immediately adjacent (east) to Tract E. The interests will allow for dock and boat slip placement for Parcels B and C owners.

Parcels B (8.2 acres) and C (7.9 acres) feature a beautiful mix of hardwoods and pines, gently rolling hills, absolutely covered in deer tracks, by the way, and drop into a tamarack swamp on the east side. Each presents various build sites with a number of pre-approved future septic locations, complemented by paved road frontage. The opportunities to build a gorgeous lake-

country cabin or a forever home are impressive and might offer the most beautiful views on the lake.

The three properties are located 12 miles northwest of Tower, Minnesota, and 15 miles east of Cook, Minnesota - both communities offer simple access to convenience, grocery, hardware, and lumber stores, and mixed in are a number of fantastic restaurants complemented by various meat raffles.

While Lake Vermilion is a renowned world-class muskie and walleye fishery, the crappie and bluegill fishing is often overlooked, yet exceptional. However, the large and smallmouth bass fishing has recently garnered national attention - it's among the very best in the state, let alone the country. The fishing at Vermilion is tremendous all year long - but there are also abundant opportunities for whitetails, black bears, wild turkeys, grouse, and more. I'm certain I saw moose tracks while traversing the properties.

## PROPERTY FEATURES

COUNTY: **SAINT LOUIS** | STATE: **MINNESOTA** | ACRES: **17.1**

- 3 separate parcels and build-site options
- Overlooking Vermilion's famed Daisy Bay
- Parcels B and C carry a quarter interest in Tract D to serve lakeshore access
- Parcels B and C and Tract E offer pre-approved and breathtaking build sites
- Paved road frontage
- Pre-approved septic locations
- Amenities and utilities immediately available
- Less than 20 minutes from Tower and Cook, MN
- World-class walleye, muskie, panfish, and bass fishing
- Whitetail, bear, turkey, and grouse hunting opportunities
- Tremendous investment opportunity
- 4-season outdoor lifestyle accessibility

## PARCEL B | ACRES: 8.2

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- 8.2 acres offering a number of gorgeous home and cabin build sites
- Pre-approved septic locations
- Amenities and utilities immediately available
- Paved road frontage
- Overlooking Vermilion's famed Daisy Bay
- Plot B carries a quarter interest in Tract D to serve lakeshore access
- Less than 20 minutes from Tower and Cook, MN
- Tremendous investment opportunity
- Easy access to local eateries and meat raffles
- World-class walleye, muskie, panfish, and bass fishing
- Whitetail, bear, turkey, and grouse hunting opportunities
- 4-season outdoor lifestyle accessibility

## PARCEL C | ACRES: 7.9

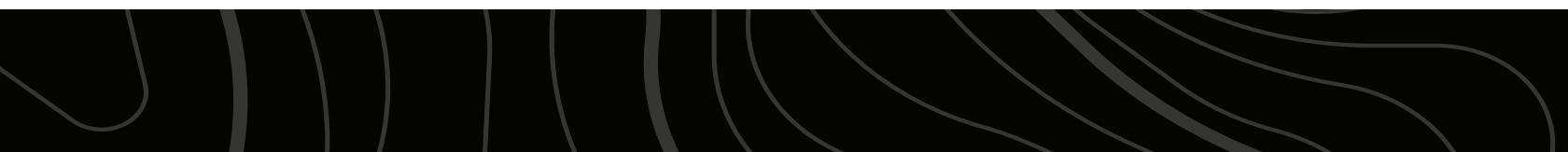
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- 7.9 acres offering a number of gorgeous home and cabin build sites
- Pre-approved septic locations
- Amenities and utilities immediately available
- Paved road frontage
- Overlooking Vermilion's famed Daisy Bay
- Plot C carries a quarter interest in Tract D to serve lakeshore access
- Less than 20 minutes from Tower and Cook, MN
- Tremendous investment opportunity
- Easy access to local eateries and meat raffles
- World-class walleye, muskie, panfish, and bass fishing
- Whitetail, bear, turkey, and grouse hunting opportunities
- 4-season outdoor lifestyle accessibility

## TRACT E | ACRES: 1.1

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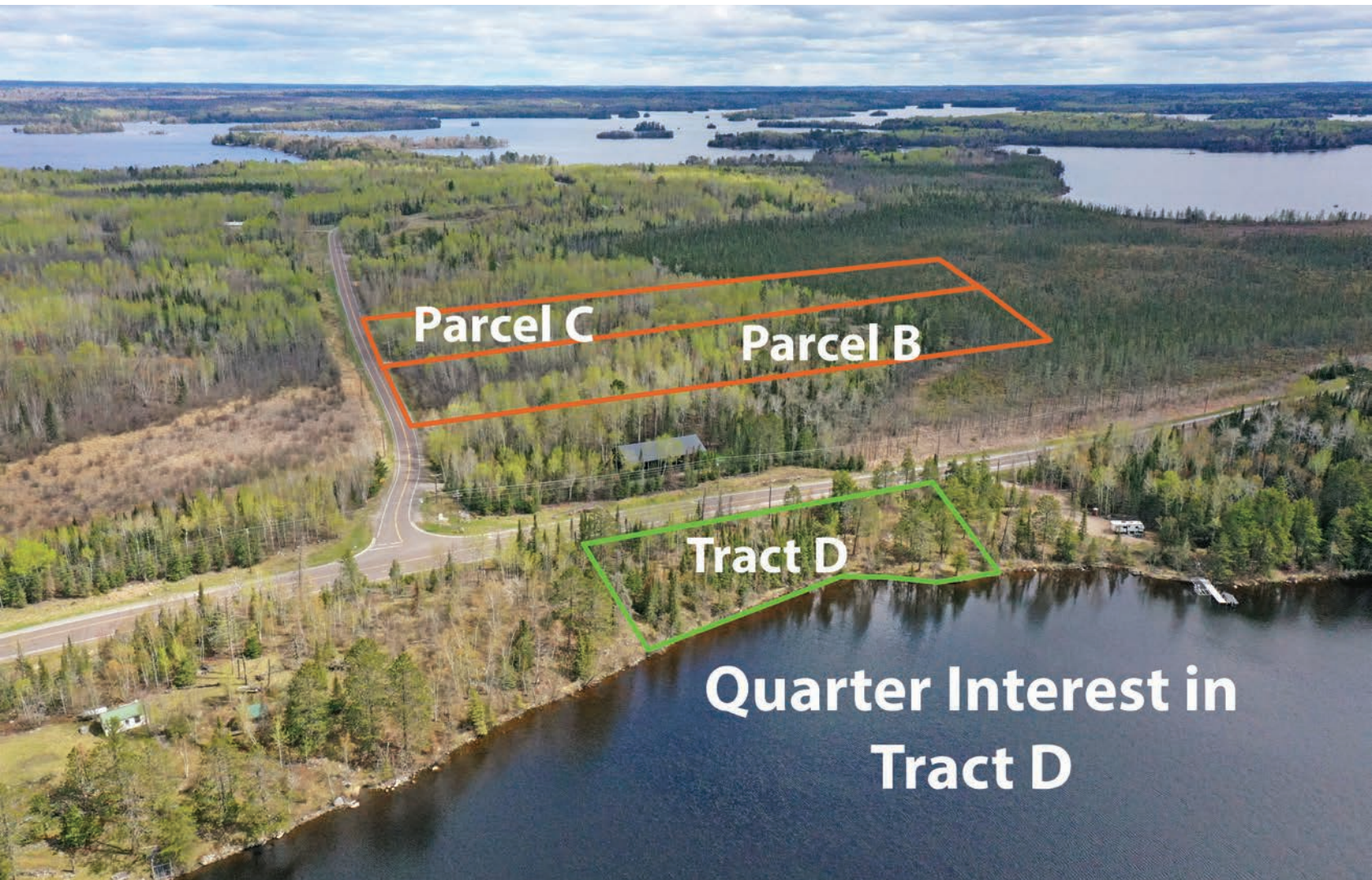
- 1 acre build site
- 260 feet of shoreline
- Positioned on Vermilion's famed Daisy Bay
- Amenities and utilities immediately available
- Paved road frontage
- Pre-approved septic location
- Less than 20 minutes from Tower and Cook, MN
- Tremendous investment opportunity
- Easy access to local eateries and meat raffles
- World-class walleye, muskie, panfish, and bass fishing
- Whitetail, bear, turkey, and grouse hunting opportunities
- 4-season outdoor lifestyle accessibility



# LAKE VERMILION SHORELINE ACCESS

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Tract E is located directly on the lake, while Parcels B and C are just north on Fectos Road and both parcels come with a quarter interest in Tract D, which is a 1 acre lakeside parcel immediately adjacent (east) to Tract E.



# PARCEL B - 8.2 ACRES



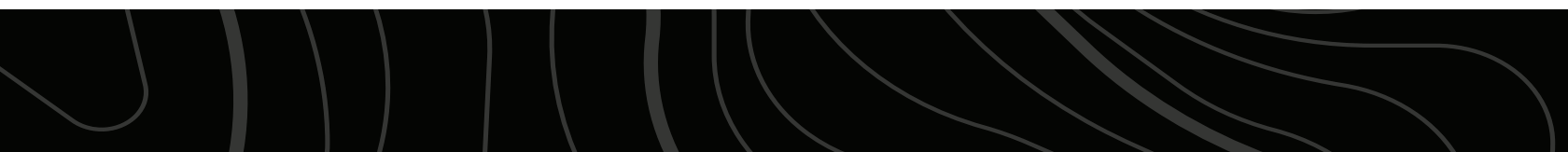
# PARCEL C - 7.9 ACRES



# TRACT E - 1.1 ACRES

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Perfectly positioned on the shores of Lake Vermilion's Daisy Bay, this 1-acre tract offers an approved and stunning build site with full Lake Vermilion access—one of North America's premier freshwater fisheries.



# BUILD SITES & RECREATION



# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,360.2

Max: 1,411.6

Range: 51.4

Average: 1,374.2

Standard Deviation: 12.47 ft

0ft 267ft 535ft

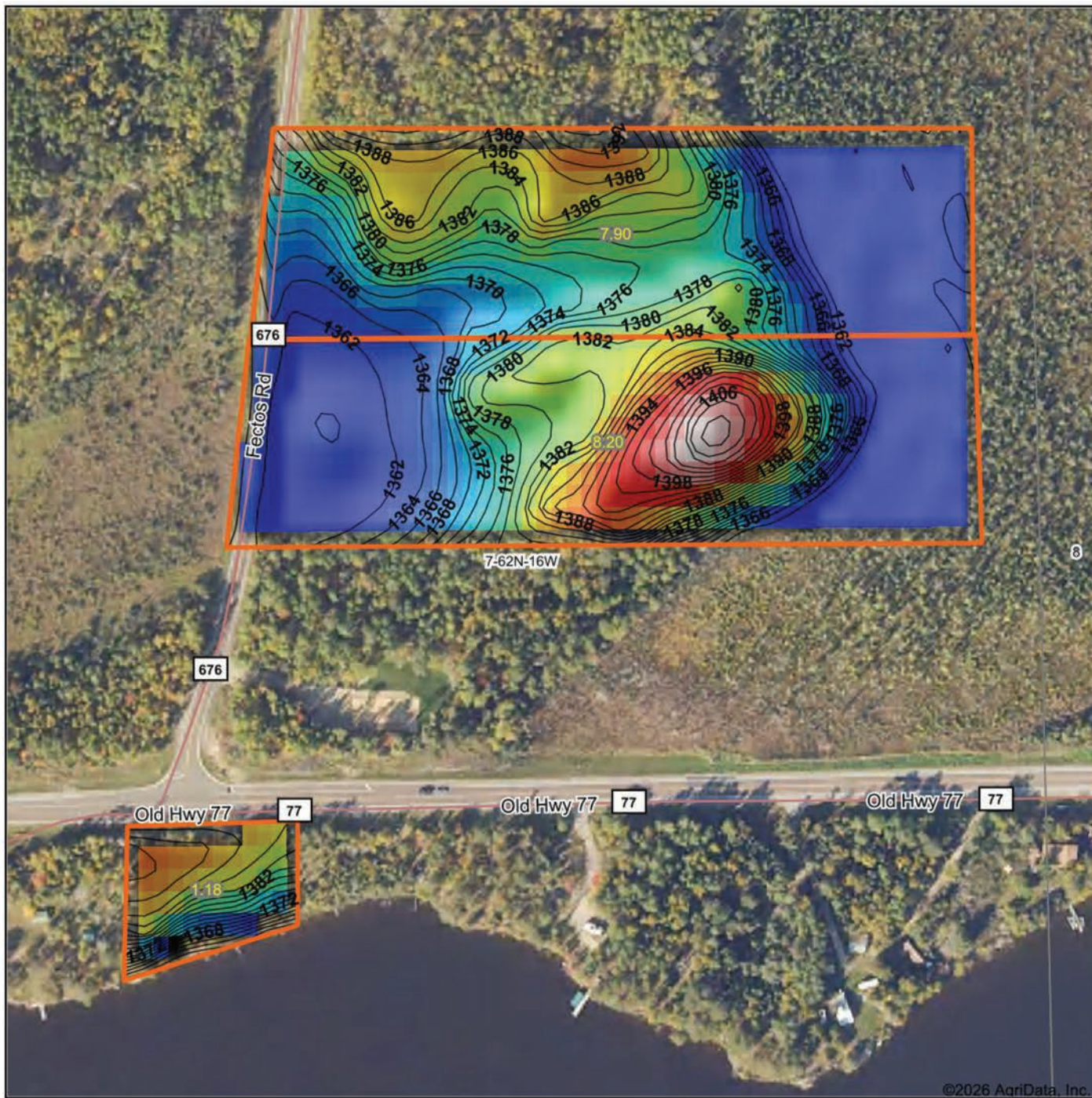


2/2/2026

**7-62N-16W**  
**St. Louis County**  
**Minnesota**

Boundary Center: 47° 52' 5.85, -92° 25' 4.03

# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 2  
 Min: 1,360.2  
 Max: 1,411.6  
 Range: 51.4  
 Average: 1,374.2  
 Standard Deviation: 12.47 ft



2/2/2026

**7-62N-16W**  
**St. Louis County**  
**Minnesota**

Boundary Center: 47° 52' 5.85, -92° 25' 4.03

# OVERVIEW MAP

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# AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



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**MidwestLandGroup.com**

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