

SALE BROCHURE

Siskiwit Bay Lodge

89405 JACK PINE ROAD

Cornucopia, WI 54827

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
LOT SIZE / ADDITIONALLY AVAILABLE	5.88 Acres / 4.6 Acres
UNITS:	4 Units Plus an Owner's residence
YEAR BUILT/RENOVATED:	1997/2009
APN:	05-002-21000, 05-002-11000
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present Siskiwit Bay Lodge ("Property") a luxury destination on Lake Superior in Cornucopia, WI. The Property consists of 5.88 acres and 580' of shoreline on beautiful Lake Superior. Notably, the Property is part of the Jack Pine Forest, which has never been logged before and contains large white cedar, red cedar, hemlock, and other species of trees creating breathtaking scenery in all directions. Siskiwit Bay Lodge has four luxurious bedrooms to choose from with many amenities including a gas fireplace, a Lakeside balcony with chairs and a side table, a refrigerator, a coffeemaker, private bathrooms, and much more.

PROPERTY HIGHLIGHTS

- Luxury Bed and Breakfast offering 4 charming rooms plus an owner's residence/owner's quarters
- 7,500 SF lodge with brownstone wood-burning fireplace, tall ceilings, and magnificent views of the lake with direct access onto the expansive deck
- 10+ acres and 580' of shoreline on beautiful Lake Superior, the largest of North America's Great Lakes
- Development potential exists for new lodging units and/or amenities

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- The property is private and situated along the scenic waterfront, where breathtaking views of the lake create a serene backdrop for a relaxing escape
- 8 Bedrooms / 8 Bathrooms (6 full bathrooms and 2 half bathrooms)
- Enjoy the large center island with bar seating, granite countertops, and stainless steel appliances in the open kitchen.
- Potential development includes the adjoining parcel, approximately 5 acres, with a 30 X 40 buildable slab with plumbing for in-floor water and heat, well and power on site, an excellent drive way and lake access.
- An impressive Great room that features a large, custom built, wood burning fireplace crafted with Apostle Island brownstone originally quarried in 1892
- Guests enjoy balconies facing Lake Superior, a fireplace, Wi-Fi, in-room coffee, refrigerator, available movies and more
- The Siskiwit Suite includes a full kitchen plus a Jacuzzi bath overlooking Lake Superior
- All year long you can savor the sunsets from the only west facing lodge in Bayfield County and the entire South Shore
- A spacious lake side deck which is the perfect location for star gazing or watching the Northern Lights
- Charming Victorian-inspired rooms, each uniquely decorated with antique furnishings, offering an enchanting blend of history and comfort
- Unwind in the cozy lounge, complete with a crackling fireplace, plush furnishings, and a selection of books, providing the perfect spot to savor a glass of wine and enjoy a quiet evening
- Property Website: <https://siskiwitbaylodge.com/>
- Further information including financials, etc. can be found in the document vault on the listing website: www.northco.com

ADDITIONAL PHOTOS - COMMON AREAS



ADDITIONAL PHOTOS



ADDITIONAL ROOM PHOTOS



LOCATION OVERVIEW



CORNUCOPIA, WI

The Property is located in Cornucopia, WI, a charming community nestled along the shores of Lake Superior in northern Wisconsin, which offers a tranquil escape into nature's beauty. This picturesque village, with its small-town charm and stunning waterfront location, is a haven for those seeking a serene and close-knit community. The village is graced by the majestic presence of Lake Superior, the largest of North America's Great Lakes. The expansive waterfront provides breathtaking views, sandy shores, and access to a myriad of water-related activities. Residents and visitors alike can indulge in boating, kayaking, and simply relishing the tranquility of lakeside living.

Cornucopia exudes a warm and welcoming small-town atmosphere. With a population that embraces community values, the village offers a tight-knit environment where neighbors know each other by name. Quaint streets, local businesses, and community events contribute to the village's charm. Surrounded by the natural wonders of the Apostle Islands region, Cornucopia serves as a gateway to exploration. The nearby Apostle Islands National Lakeshore boasts sea caves, hiking trails, and opportunities for birdwatching, creating an outdoor enthusiast's paradise.

Distances from larger cities:

Duluth, MN - 75 miles east of Duluth

Minneapolis, MN - 232 miles north of Minneapolis

Fargo, ND - 300 miles east of Fargo

Milwaukee, WI - 375 miles north of Milwaukee

Local airports include John F. Kennedy Memorial Airport (31 miles). Nearby International airports include Duluth International Airport (75 miles) and Minneapolis-Saint Paul International Airport, Minneapolis (232 miles).

LAKE SUPERIOR

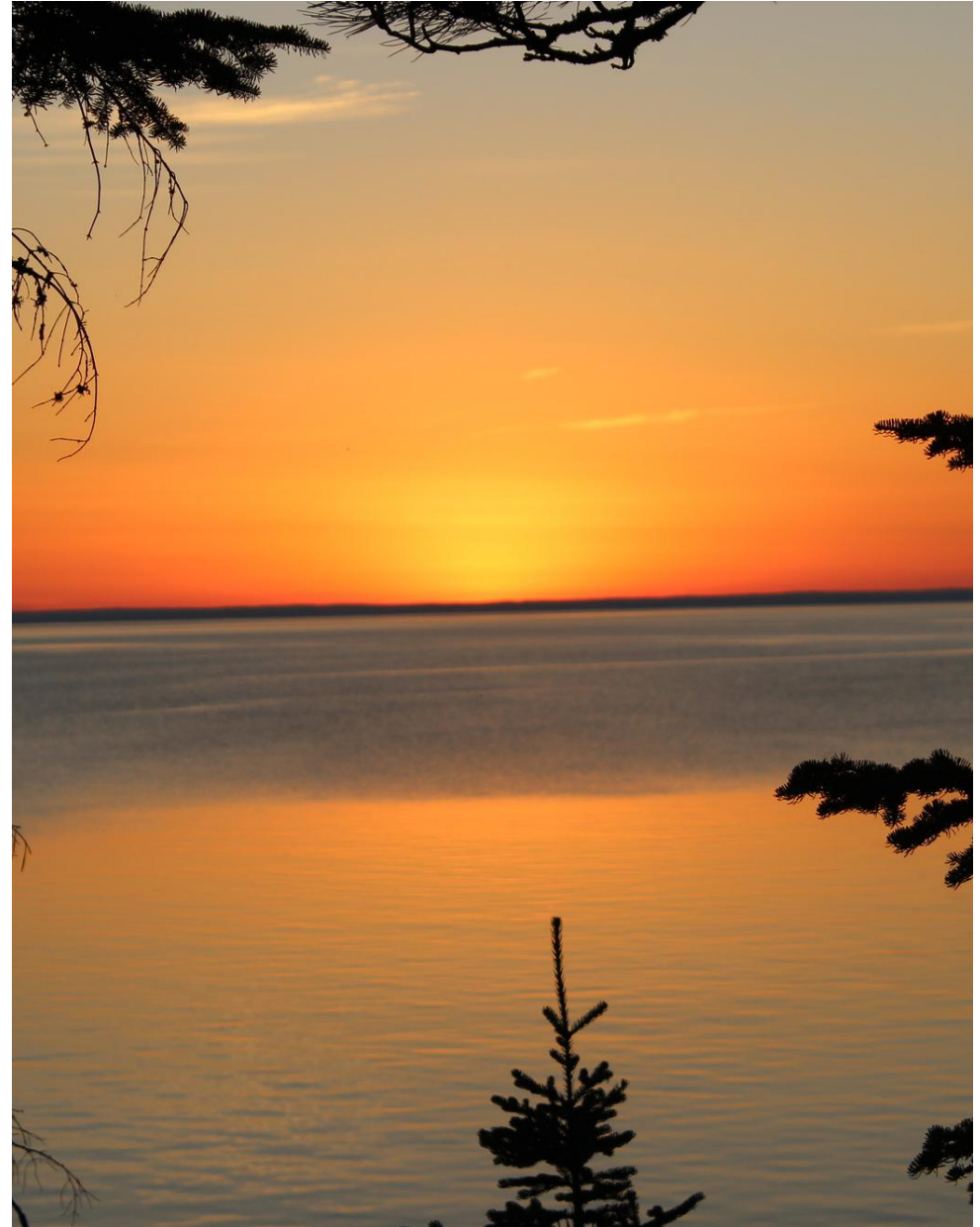
LAKE SUPERIOR OVERVIEW

Lake Superior is the largest of the Great Lakes and the largest freshwater lake by surface area in the world. Situated in North America, Lake Superior is shared by the United States and Canada. It is part of the Great Lakes system, straddling the border between the states of Minnesota, Wisconsin, Michigan, and the Canadian province of Ontario.

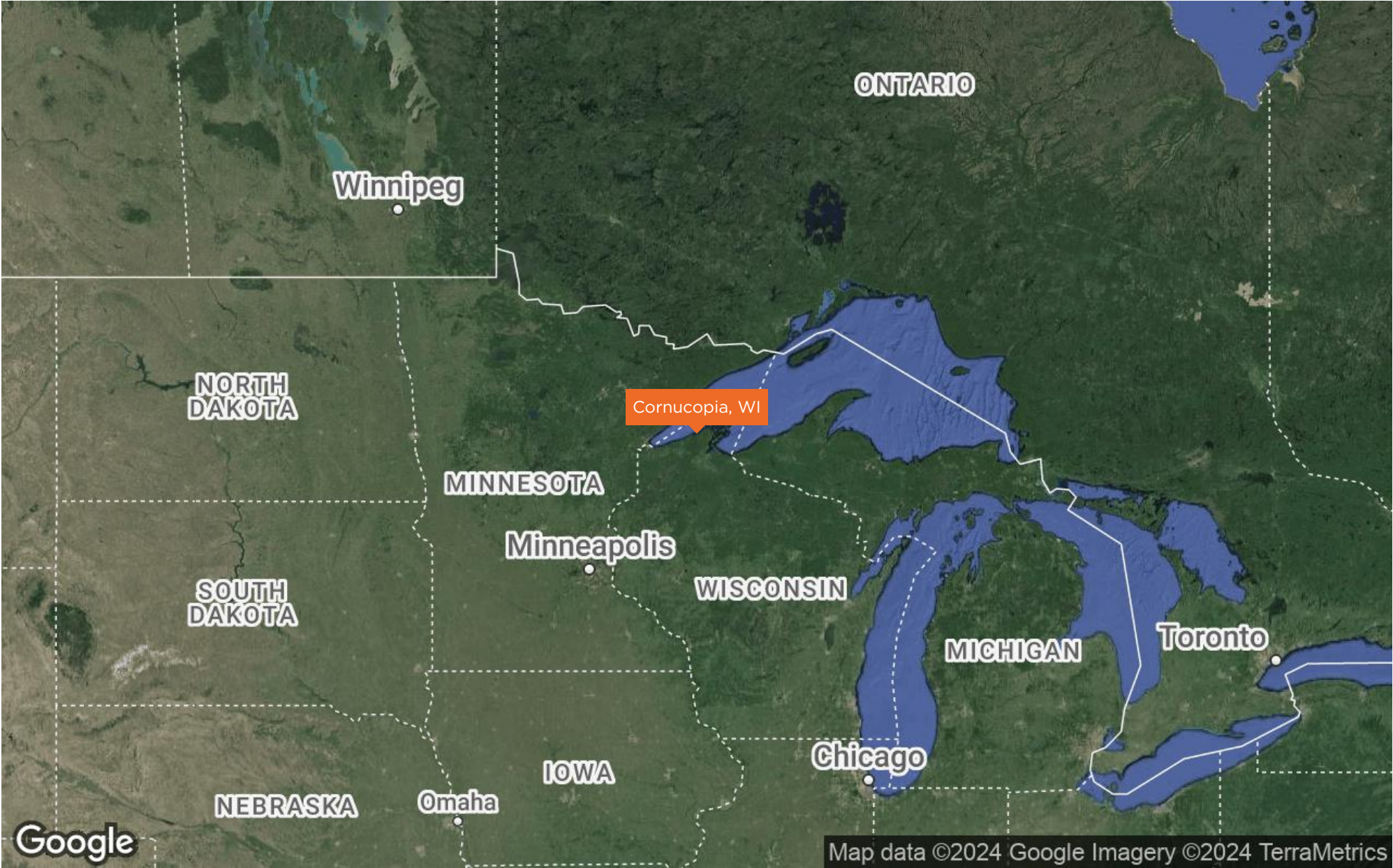
Lake Superior was formed by glacial activity during the last Ice Age. The melting glaciers carved out deep basins, creating the vast and deep lake we see today. It contains approximately 2,900 cubic miles (12,100 cubic kilometers) of water, accounting for about 10% of the world's freshwater surface. Due to its size and depth, Lake Superior has a relatively cool temperature. Surface temperatures can vary significantly throughout the year, ranging from freezing in winter to around 60°F (15°C) in the summer. The cold waters are home to various fish species, including lake trout, whitefish, and salmon. The surrounding region features boreal forests, rocky shorelines, and unique plant life.

Numerous islands are scattered throughout Lake Superior, the largest of which include Isle Royale (known for its national park) and Michipicoten Island. Lake Superior supports a diverse ecosystem.

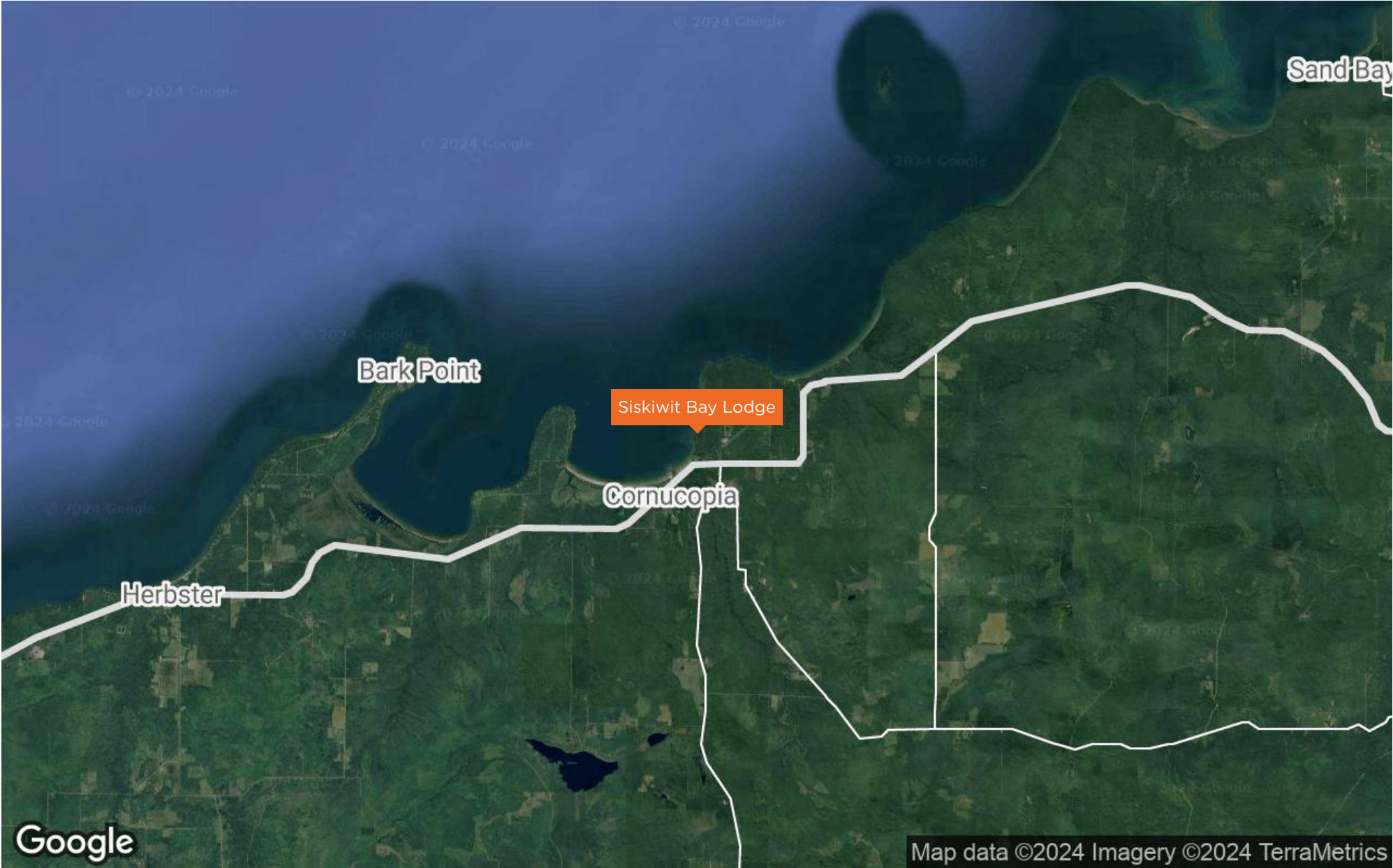
The lake offers a range of recreational activities, including boating, fishing, hiking, and camping. Isle Royale National Park, located in the northern part of the lake, is a popular destination for outdoor enthusiasts. Lake Superior has played a crucial role in the region's economic history, serving as a transportation route for shipping and trade. It has been a vital resource for industries such as mining, forestry, and tourism.



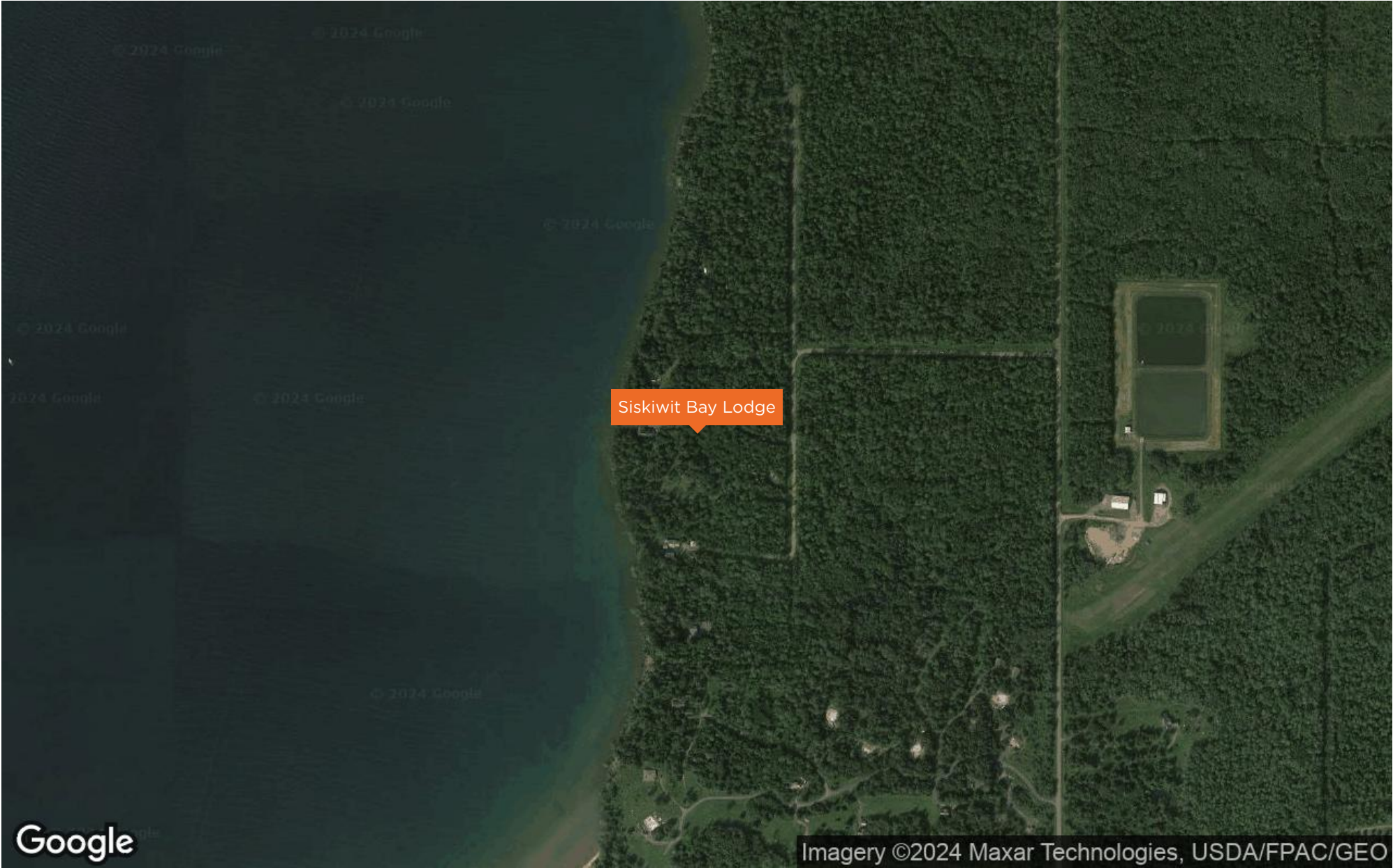
REGIONAL MAP



LOCATION MAP

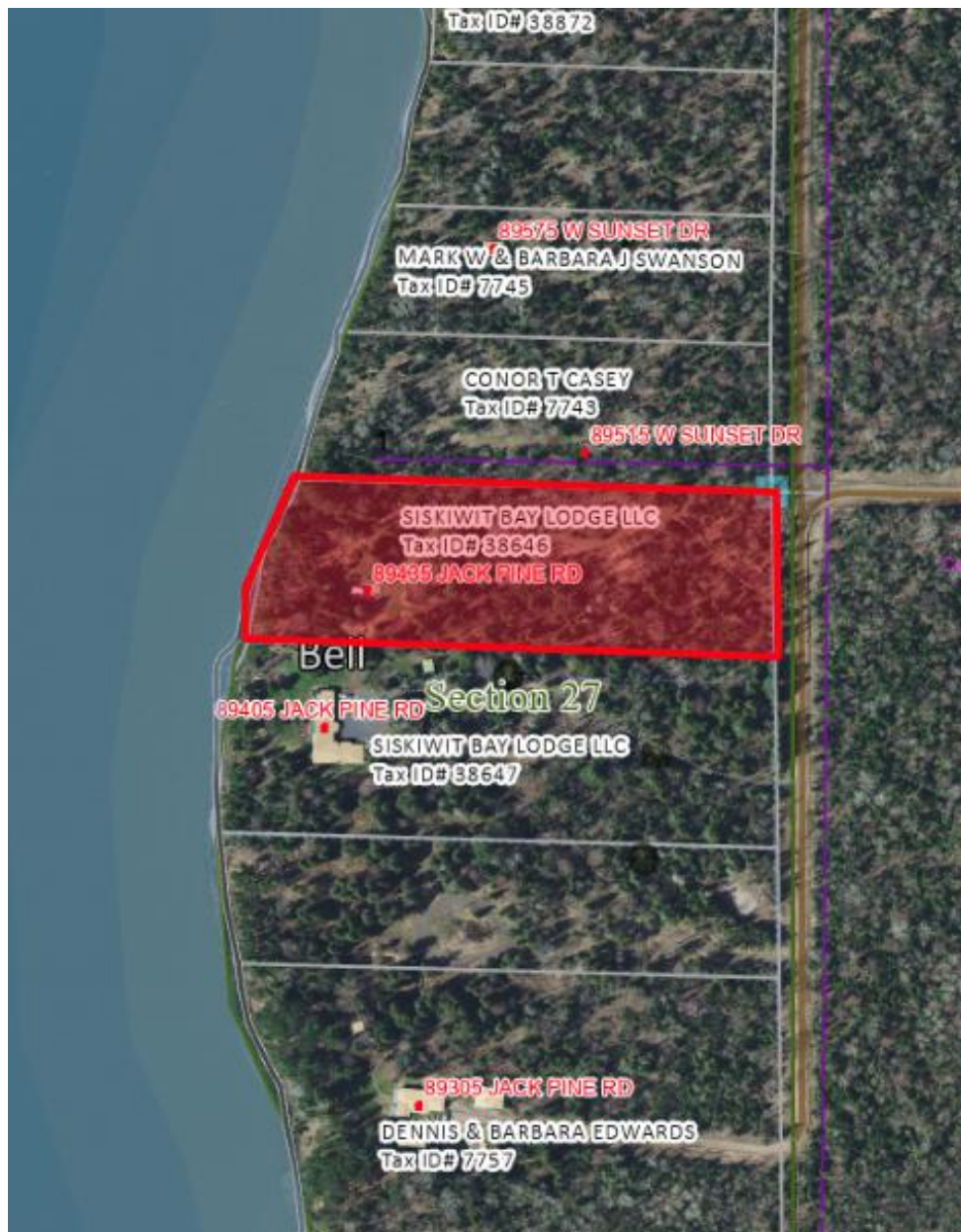


AERIAL MAP



This aerial map displays land parcels in Section 27, Bell. The map includes the following information:

- Section 27 (Red Outline):**
 - 89575 W SUNSET DR: MARK W & BARBARA J SWANSON, Tax ID# 7745
 - 89515 W SUNSET DR: CONOR T CASEY, Tax ID# 7743
 - 89435 JACK PINE RD: SISKIWIT BAY LODGE LLC, Tax ID# 38646
 - 89405 JACK PINE RD: SISKIWIT BAY LODGE LLC, Tax ID# 38647
 - 89305 JACK PINE RD: DENNIS & BARBARA EDWARDS, Tax ID# 7757
- Section 26 (Yellow Outline):**
 - 89505 W SUNSET DR: TOWN OF BELL, Tax ID# 7726
 - 89405 JACK PINE RD: TALITHA A GOLDAMMER, Tax ID# 7732
- Other Labels:**
 - Tax ID# 38872 (top left)
 - Jack Pine Rd (horizontal road)
 - Bell (Section 27 label)
 - Section 27 (Section 27 label)
 - Section 26 (Section 26 label)
 - Owner position DOT highway exit project 85910-02-21 (purple line)



ADDITIONALLY AVAILABLE LAND

- Additionally available is the adjacent parcel to the north which is offered at \$495,000.00
- PID: 04-010-2-51-06-27-4 05-002-11000
- 4.6 Total Acres
- Wooded land with lake front access
- Please contact broker for additional information

DEMOGRAPHICS MAP & REPORT

POPULATION	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	219,625	644,890	7,735,936
AVERAGE AGE	41.7	45.5	40.4
AVERAGE AGE (MALE)	41.3	44.5	39.5
AVERAGE AGE (FEMALE)	42.3	46.4	41.4

HOUSEHOLDS & INCOME	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	120,201	423,920	3,587,460
# OF PERSONS PER HH	1.8	1.5	2.2
AVERAGE HH INCOME	\$59,983	\$47,446	\$78,719
AVERAGE HOUSE VALUE	\$176,309	\$170,830	\$227,678

* Demographic data derived from 2020 ACS - US Census

