

*From the desk of*



## **Rob Hillerich**

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Licensed Illinois real estate broker

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RE: Lake Superior Property for sale on Misery Bay

To Whom It May Concern :

Terry and I have decided to market our property on Misery Bay. I have listed the details and the asking price below. If you know of someone that is interested, please contact me at the above numbers.

Sincerely, Rob Hillerich

Specifications are all approximate.

410(+/-) acres including the following:

5.72 acre lake lot with 290' of sand frontage and gentle slope to the beach recently surveyed and removed from CF- ready to sell.

Estimated 1,950' of total sand beach frontage.

400 (+/-) acres in commercial forest recently surveyed and a new CF plan written. The property will transfer in CF.

The land has a 3 mile private road and deeded access from Misery Bay road to the shoreline.

The road and land have covenants and restrictions to protect the current and future land owners.

This sale will be sold using a 1031 exchange.

Lots 1,2,and 3 are not included.

Maps, the Black Creek Road Agreement, and more information can be found at

<http://www.deerlake.biz/lake%20superior%20beach%20for%20sale.htm>

ASKING PRICE \$1,650,000.00

BROKER CO-OP 3% for a one time showing agreement