

#5420 - Parcel #3884

Owner: Dorothy L. Molter

ADDRESS OF PROPERTY

Knife Lake  
Minnesota

LEGAL DESCRIPTION OF PROPERTY

Lot 5, T. 65 N., R. 7 W., Sec. 31

SITE DATA

Subject property is geographically located on the western end of Knife Lake in the heart of the wilderness area, approximately 30 air miles northeast of Ely, Minnesota and  $\frac{1}{2}$  mile from the International Boundary between the United States and Canada.

The property was formerly serviced by scaplan but since the advent of the airplane restriction, the sole means of access is by canoe or boat. There are several different canoe routes converging on this area. The quickest and most convenient route commences on Moose Lake near Ely, and entails a journey from between three to four hours which necessitates the making of five portages.

The subject property comprises a group of three islands, which are clustered close together and are connected by wooden foot bridges. The largest island is approximately 8.25 acres in size, and the two small adjoining islands are about a half acre and one acre respectively. The three islands have a total shoreline of approximately 3000 feet. The majority of this shoreline, 2500 feet, encompasses the largest island. The islands are heavily wooded in White Pine and Norway Pine, with some scattered Jack Pine, Cedar and Spruce. There is a heavy undergrowth of Balsam. Much of the White and Norway Pine is of a marketable size; however, because of the inaccessibility of the area, it was felt that the trees would not have any commercial value. However, the aesthetic value of this beautiful stand of trees compliments the island's wilderness location.

The two small islands have a capacity for one cabin site on each. The general topography of the larger island would adapt itself to a number of fine cabin sites. The shoreline of the three islands is rocky, with the exception of a small bay on the main island, which has a sandy bottom. This bay would not exceed 100 feet in width.

IMPROVEMENT DATA

The three islands, as outlined in this appraisal, have the following improvements incorporated thereon:

Main Island (8.25 acres):

Boat House: 15' x 30' - vertical log construction; roll asphalt roof; dirt floor. Very poor condition.

Oil & Gas Shed: 9' x 11' - horizontal log construction, with a split log roof, covered with roll asphalt; dirt floor. Very poor condition.

*Good*

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