

MLS 7163826 Residential

$135,250

1,100 sq ft
2 bedrooms
2 baths

48188 County 3
Bemidji MN 56601

Status: Active

Description:

Here’s a flexible opportunity: an updated 2-bedroom, 2-bath manufactured home on just over 4 acres, currently rented and producing income. Keep it as an investment or move in and make it your own country retreat when the time is right.In 2024 the home had a whole-house water filtration system and water softener installed, and a new electrical service including a new electrical panel. A new septic system and new well (also in 2024) mean fewer surprise expenses, which matters whether you’re the landlord or the one living there.The property sits in quiet country surroundings, giving it a private, open feel that keeps tenants happy and would suit an owner just as well.For investors: Currently leased at $1100, with the lease running through 12/26. Updated systems and an updated interior help keep maintenance costs predictable.For owner-occupants: Buy now and collect rent until the end of 2026, then move into a move-in-ready home on 4+ acres. It’s a smart way to secure your country property while it pays for itself in the meantime.Rentals with acreage and this level of updating don’t come along often.

Additional Details:

Year Built	1985
Lot Acres	4.29
Lot Dimensions	306x565x273x153x207x420
Taxes	$270
Taxes with Assessments	$270
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Private, Well **Air Conditioning:** Window Unit(s)

Driving Directions:

From Bemidji take Becida Rd Sw 7.5 miles turn right on County Rd 3 for 6 miles property will be on your left side.

Broker Reciprocity

Listed By:
Better Homes and Gardens Real Estate First Choi

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