



MLS 6822125 Residential Income

\$625,000

Description:

Popple River gem in quaint Squaw Lake! This property features three condo units: The Cabin, The Den, and The Lodge. Two units are 2 bedrooms/1 full bathroom, and one is a HUGE 6-bedroom unit, which can sleep up to 24 people, with 2 full bathrooms and 1 quarter bathroom. All three units are spacious and well-appointed with modern amenities. From the stone fireplace in the living room, you can walk out the patio door to the hot tubs, fire pit, and barbecue out back! Grab a stick and marshmallows and get ready to take in the sights, smells, and sounds of the country while enjoying a bonfire! Or stroll down to the river only a few feet away, where the dock is waiting for you to launch your boat and explore the waters (access Round Lake and Nature's Lake from the river)! This great locale is close to Winnie, Upper Red, Blackduck, Grand Rapids, and countless other lakes within an hour's drive. Right in Squaw Lake, there is a bar/restaurant with amazing food and a post office within walking distance. The condos are also located on the ATV and snowmobile trail and are operated year-round to enjoy all four seasons Minnesota has to offer. Come to fish, hunt, snowmobile, or relax at the river's banks, no matter the 'why', you will be sure to unplug, unwind, and recharge! Up North doesn't get much better than this. Everything goes with this sale, from the bed linens to the kayaks! Two new hot tubs and a new geothermal unit were set up in the summer of 2024. Whether you're seeking a private getaway or a lucrative rental opportunity, this property has it all. The flexible layout is perfect for large groups, families, or retreats, and its turnkey condition means you can start enjoying or renting immediately. Don't miss the chance to own a slice of Minnesota's serene, adventure-filled landscape!

Additional Details:

Year Built	2002
Lot Acres	1.56
Lot Dimensions	irregular
School District	318
Taxes	\$3,360
Taxes with Assessments	\$3,360
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air, Geothermal



Listed By:
Realty Experts LLC

Property located on Alwood Rd NE (turns into Itasca Co Rd 13) just off Hwy 46 to Squaw Lake, to property on the right from Deer River, Hwy 12A is the Regional Hwy 46 to Squaw Lake, to property on the left.

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