

## OTTER TAIL COUNTY RENTAL LISTING

Contact the Property Manager or Landlord for current vacancies.

**PLEASE** REMEMBER THIS LISTING DOES NOT INCLUDE ALL PRIVATE LANDLORDS IN OUR LOCAL AREA \*\*

To find rentals that are not included on the listing, please check the local newspaper, or search online for available units.

<b>BATTLE LAKE</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Gleason Rentals</u></b>	1- & 2-bedroom apartments \$400-\$450 Includes: Water	Contact: 218-346-3550 Contact: Daniel Gleason
<b><u>Summit Village</u></b> 102 Madison Ave W Battle Lake MN	1- & 2-Bedroom apartments \$450-\$600	Madsen Properties Contact: Brittney 320-269-6640 - Ext. 223
<b>FERGUS FALLS</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Augustana Apartments</u></b>	Efficiency, 1- and 2-bedroom apartments <b>Income Based</b>	Contact: Diana 218-739-9506
<b><u>Cedar View Apartments</u></b>	1,2,3,4 bedroom apartments	Atlas Homes 218-405-0473
<b><u>Cardinal Apartments</u></b>	1,2-, 3- and 4-bedroom apartments <b>Income Based</b>	Contact: Diana 218-739-9506
<b><u>Cascade Properties</u></b>	1-, 2- and 3-bedroom apartments <b>Income Based</b>	DW Jones Management, Inc info@dwjonesmanagement 218-547-3307 <a href="http://www.dwjonesmanagement.com">www.dwjonesmanagement.com</a>
<b><u>Public Housing Family Duplexes</u></b>	3-bedroom apartments <b>Income Based</b>	Contact: Steve 218-739-3249 Fergus Falls HRA

<b><u>River Bend Apartments</u></b>	1-bedroom apartments Elderly (62+)/Disabled Income Based	Contact: Samantha 218-736-2557
<b><u>Riverview Heights</u></b>	1-bedroom apartments Income Based	Contact: Pam 218-739-3249 Fergus Falls HRA
<b><u>Aspen Green II</u></b> 720 Melody Lane Fergus Falls, MN 56537	1- and 2-bedroom apartments	Van Binsbergen Associates Contact: Brittney 320-269-6640 Ext. 223
<b><u>Westtown Manor</u></b> 210 Cascade St. Fergus Falls, MN 56537	1- and 2-bedroom apartments 1 bedroom efficiency	Contact: Herzog Properties 218-531-9980
<b><u>Empire Properties</u></b> 1117 and 1127 College St. Fergus Falls, MN 56537	2-bedroom apartments Includes: Water, sewer, and garbage. Also includes	Contact: AMB Management 218-531-9987
<b><u>Spruce Place Apartments</u></b> W Spruce & 2nd Ave N Fergus Falls, MN 56537	1 and 2 bedrooms	Contact: Jeff or Joy 218-998-4500
<b><u>Dutchmen Enterprises LLC</u></b>	Studio, 1, 2, 3, 4 bedrooms  Apartment/Houses \$500 - \$1000	Contact: (218) 275-RENT  (218) 770-9471
<b><u>Colonial Village</u></b>  <b><u>Pleasant View</u></b>  <b><u>Broadway Apartments</u></b>	1, 2-, 3- and 4-bedroom apartments	Thies & Tallie Management 218-739-3795
<b><u>Timber Place Townhomes</u></b>	2- and 3-bedroom apartments Income Restricted	Contact: Pam 218-739-3249 Fergus Falls HRA

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<b><u>Hauck Properties LLC.</u></b> 812 to 816.5 West Lincoln Ave  317 South Cascade  414 to 418 Cherry Fergus Falls MN 56537	2-bedroom Heat Included \$720 -\$ 775  1 & 2-bedroom Apts. \$535-\$725.00  1 & 2-bedroom Apt. Heat Included \$550-\$800	<b>Contact: Lyle Hauck</b> 218-770-1704 <a href="mailto:llhauck48@gmail.com">llhauck48@gmail.com</a>
<b><u>Otter Properties</u></b> Lincoln Ave Fergus Falls, MN 56537	1- and 2-bedroom apartments	<b>Contact: Jessica</b> 218-739-2232
<b><u>Summit I &amp; II</u></b> 810 & 820 E Summit Fergus Falls, MN 56537	2-bedroom apartments	<b>Contact: Property Manager Chris</b>  833-243-3236 Fergus Enterprises
<b><u>Swan III Apartments</u></b>	1–3-bedroom apartments	<b>Contact: Property Manger Joyce</b>  844-933-7487
<b><u>Merz Properties</u></b> Duplex 46-Plex	1-, 2- and 3-bedroom apartments \$695- \$1000	<b>Contact: Larry Merz</b> 218- 736-4731
<b><u>Stanton Ave Apartments</u></b> 618632 Stanton Ave Fergus Falls, MN 56537  <b><u>Cavour Ave Apartments</u></b> 614636 Cavour Ave Fergus Falls, MN 56537	2 bedrooms    2 bedrooms	<b>Contact: Steve Benjamin</b> 218-736-4501
<b><u>Westridge Apartments II</u></b> 1515 College way Fergus Falls, MN 56537	1- & 2-bedroom apartments	<b>Contact: David</b> 844-433- 9378 Fergus Enterprises
<b><u>River Inn</u></b> 133 South Mill Fergus Falls, MN 56537	Studio, 1 & 2-bedroom apartments Starting at \$350	Dutchmen Enterprises LLC Contact - (218) 275-RENT, (218) 770-9471

<b><u>Swan I Apartments</u></b> 719 E Cavour Fergus Falls, MN 56537	1- & 2-bedroom apartments	Contact: Property Manager Chris 833-243-3236 Fergus Enterprises
<b><u>River Bluff Apartments</u></b> 306 Western Avenue Fergus Falls, MN 56537	1, 2- & 3-bedroom apartments \$700-\$900 Includes: Electric, heat, water, and sewer	Contact: 218-736-6865

<b><u>Golden wood Apartments</u></b> 1145 Friberg Ave Fergus Falls, MN 56537  <b><u>Page House</u></b> 221 East Cavour Ave Fergus Falls, MN 56537  <b><u>Silver Leaf Apartments</u></b> 124 E Summit Ave Fergus Falls, MN 56537	1- & 2-bedroom apartments Elderly (62+)/Disabled Income Based  1-bedroom apartments Elderly (62+)/Disabled Income Based  1-bedroom apartments Elderly (62+)/Disabled Income Based	Madsen Properties Contact: Brittney 320-269-6640 - Ext. 223
<b><u>Stetson Village Apartments</u></b> 1060 Village Circle Fergus Falls, MN 56537	1,2- & 3-bedroom apartments \$850-\$1350 Includes: Water, sewer, and garbage Elderly (55+)	Contact: Andrew or Jenna 218-770-4008
<b><u>Campus View</u></b> 1628 and 1447 Patterson Loop Fergus Falls, MN 56537	Studio, 1,2- & 3- bedroom apartments	Contact: Colleen 701-271-1551
<b><u>Sunset Ridge</u></b> 2387, 2337, and 2467 Pioneer Rd Fergus Falls, MN 56537	1- & 2-bedroom apartments \$735-\$895	Contact: Shannon 218- 998-4555

<b><u>Sherz Property Management</u></b>	Various	Contact: 877-743-7976
<b>HENNING</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Country Corner Apartments</u></b>	1- & 2-bedroom apartments \$375-\$475	Contact: Don, Julie, Jody 218-583-2100
<b><u>Henning Homes I &amp; II</u></b>	1- & 2-bedroom apartments <b>Income Based</b>	Henning HRA Contact: Tammy 218-583-2711
<b><u>HRA Public Housing Family Units</u></b>	Various <b>Income Based</b>	Otter Tail County HRA 218-998-8730
<b><u>Clement Manor</u></b>	1- & 2-bedroom apartments <b>Income Based</b>	Henning HRA Contact: Tammy 218-583-2711
<b><u>Young Hillcrest Apartments</u></b>	1- & 2-bedroom apartments \$575-\$750 Includes heat & electricity	Contact: Steve 218-371-9289
<b><u>Heritage Apartments</u></b>	2-bedroom apartments \$525-\$750 Smoke free buildings	Contact: Beth 218-770-7783
<b><u>Star City Apartments</u></b>	2-bedroom apartments \$635 - \$750 Smoke free buildings	Contact: Beth 218-770-7783
<b><u>Sunrise Apartments</u></b>	Efficiency-2-bedroom apartments	Contact: Jamie & Corey 218-770-6100

<b>PARKERS PRAIRIE</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Prairie Village I</u></b> 107 4th Ave. N	1- & 2-bedroom apartments	Madsen Properties Contact: Brittney 320-269-6640 Ext. 223
<b><u>Prairie Village II</u></b> 109 N. 4th Ave.	Family Income Based 1-bedroom apartments	Madsen Properties Contact: Brittney 320-269-6640 Ext. 223
<b><u>Willow Square</u></b> 305 N. Clayborn Ave	Elderly/Disabled Income Based 1-bedroom apartments	Madsen Properties Contact: Brittney 320-269-6640 Ext. 223
<b>PELICAN RAPIDS</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Mill Pond Apartments</u></b> 101 E Mill Street Pelican Rapids MN	Elderly/Disabled Income Based	Contact: Lana 218-863-5085 <a href="mailto:millpond@schuettcares.com">millpond@schuettcares.com</a>
<b><u>Pelican Rapids-14 Plex</u></b>	1- & 2-bedroom apartments \$620--\$720 Includes: heat, water, sewer, and garbage	Contact: ASA Property Management 888-710-7764
<b><u>HRA Public Housing Family Units</u></b>	Various Income Based	Otter Tail County HRA 218-998-8730

<b><u>Ridgecrest Apartments</u></b> 305 10 <sup>th</sup> Avenue SE Pelican Rapids, MN 56572	2- & 3-bedroom apartments Income Based	Pelican Housing LP Contact: 218-863-6600
<b><u>Riverside Apartments</u></b> 424 1 <sup>st</sup> Ave NW Pelican Rapids, MN 56572	1- & 2-bedroom apartments Includes: water, sewer, and garbage	Contact: Herzog Properties 218-531-9980
<b><u>Townhomes of Pelican</u></b>	2- & 3-bedroom townhomes \$820-\$920 Includes: water, sewer, and garbage	Contact: Jed Miller 218-863-4810
<b><u>Westfield Apartments</u></b>	1–3-bedroom apartments	Contact: Herzog Properties 218-531-9980
<b><u>Kathleen Hoover</u></b>	1-bedroom units	701-729-3006
<b>PERHAM</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Country Pine Apartments</u></b> 508 Pinewood Lane Perham, MN 56573  506 Pinewood Lane Perham, MN 56573	1-, 2- & 3-bedroom apartments  Efficiency & 1-bedroom apartments Includes: Water, sewer, and garbage	Contact: Stacy Grow Perham 218-298-4732
<b><u>Fairview Apartments</u></b> 311 5 <sup>th</sup> Ave SE Perham, MN 56573	Various	Contact: Pending new owners
<b><u>Pointe Properties</u></b>	Various	Contact: 218-346-5295
<b><u>Duplex Apartments</u></b>	2-bedroom apartments Incudes: some utilities	TBA
<b><u>Gleason Rentals</u></b> 337 1 <sup>st</sup> Ave NW Perham, MN 56573  <b><u>Gleason Rentals</u></b> 320 1 <sup>st</sup> Ave S Perham, MN 56573	1,2, 3 and 4 bedrooms Single Family Homes (pay all utilities)  Tri-Plex and 4-Plex (all utilities included) \$400-\$900	Contact: Daniel Gleason 218-346-3550

<b><u>Lakeland Apartments</u></b>	Elderly (55+)/disabled Income base 1 & 2 bedroom	Contact: Perham HRA 218-346-4582
<b><u>Stephanie Kennedy</u></b>	2 bedrooms \$695 month-month leases	Contact: 630-493-4416
<b><u>Florence Hammers</u></b>	Various rental information	Contact: 218-346-6770
<b><u>Kevin &amp; Cindy License</u></b>	2-bedroom apartments	Contact: 218-346-3769
<b><u>David &amp; Denise Schornack</u></b>	Various rental information	Contact: Dave 218-346-8107 Denise 218-371-1944
<b><u>Parkview Apartments</u></b>	1-, 2- and 3-bedroom apartments  Includes: Heat, water, sewer and garbage, garage	Contact: Stacy Grow Perham 218-346-3255
<b><u>Clearwater Apartments</u></b>	1-, 2-, & 3-bedroom apartments	Contact: Stacy Grow Perham 218-346- 3255
<b><u>Sky View Apartments</u></b>	Efficiency, 1- & 2-bedroom apartments	Contact: Stacy Grow Perham 218-346- 3255
<b><u>South Fork Apartments</u></b>	1- & 2-bedroom apartments	Contact: Stacy Grow Perham 218-346- 3255
<b><u>St James Manor</u></b> Perham, MN 56573	1-bedroom apartments Elderly (62+)/Disabled Income Based Includes: water, heat, sewer	Contact: 218-347- 1854
<b><u>Briarwood Apartments</u></b> Perham, MN 56573	1-bedroom apartments Elderly (55+)/Disabled Includes utilities	Contact: 218-347- 1854

## New York Mills

APARTMENTS	TYPE/RENT	CONTACT
<b><u>Country View Townhomes</u></b> 400-406 John Mark Ave New York Mills, MN 56567	2- and 3-bedroom townhomes \$775-\$900 Includes: Heat, water, sewer, and garbage	Contact: 218-385-3568
<b><u>Eagle view Apartments</u></b> 90 Miller Street New York Mills, MN 56567	1-, 2- and 3-bedroom apartments \$650-\$750 Includes: Water, sewer, and garbage	Contact: Whitman 218-385-2875
<b><u>Garden view Apartments.</u></b> 412 Randall Drive New York Mills, MN 56567	1-, 2- and 3-bedroom apartments Includes: Water, sewer, and garbage	Contact: MMCDC 119 Graystone Plaza Suite 100 Detroit Lakes, MN 56501 218-847-5641 www.mmcddc.com
<b><u>Summerplace Apartments</u></b> 105 Wendy Woods Lane New York Mills, MN 56567	2- and 3-bedroom apartments \$565-\$660 Includes: Water, sewer, and garbage	Contact: MMCDC 119 Graystone Plaza Suite 100 Detroit Lakes, MN 56501 218-847-5641 www.mmcddc.com
<b><u>Finlandia Apartments</u></b>	1-bedroom apartments Income Based	Madsen Properties Contact: Brittney 320-269-6640 Ext. 223
<b><u>Heritage Manor</u></b> 105 Edgewood Street New York Mills, MN 56567	1-bedroom apartments 62+ elderly units Income Based	Contact: 218-385-2005
<b><u>Kaleva Apartments</u></b> 205 North Walker Avenue New York Mills, MN 56567	Elderly/Disabled Income Based	Contact: 218-385-3273
<b><u>Public Housing Family Units</u></b>	Various Income Based	Otter Tail County HRA 218-998-8730
<b><u>Scandia Apartments</u></b>	1- and 2-bedroom apartments Income Based	Madsen Properties Contact: Brittney 320-269-6640 Ext. 223
<b><u>Gleason Rentals</u></b>	3-bedroom home	Contact: Daniel 218-371-5597

<b><u>Tri-Plex</u></b>	2-bedroom apartments	Contact: Janice 218-385-2074
<b><u>Home Rental</u></b>	2-bedroom apartment with extra space	Contact: Janice 218-385-2074
<b>ROTHSAY</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Rothsay Housing</u></b> Center Ave Rothsay, MN 56567	Elderly/Disabled	Contact: 218-731-9406
<b>UNDERWOOD</b>		
APARTMENTS	TYPE/RENT	CONTACT
<b><u>Public Housing Family Units</u></b>	Various Income Based	Otter Tail County HRA 218-998-8730
<b><u>Tamarac Apartments</u></b>	Income Based Elderly/Disabled No pets	Contact: Jean 701-212-9839

**Additional WEBSITES:** [www.craigslist.org](http://www.craigslist.org), [www.apartmentsha.com](http://www.apartmentsha.com), Facebook marketplace

**Fergus Falls Housing and Redevelopment Authority**

218-739-3249

1151 Friberg Avenue  
Fergus Falls, MN 56537

**Otter Tail County Housing and Redevelopment Authority**

218-998-8730

Government Service Center  
500 West Fir Avenue  
Fergus Falls, MN 56537

**MAHUBE-OTWA Community Action Partnership, Inc.**

218-739-3011

128 W Cavour Avenue  
Fergus Falls, MN 56537



## Tips when searching for a rental



### Things to remember when calling:

- Use a clear & courteous voice.
- Clearly introduce yourself.
- Tell the party where you saw the listing/ad.
- Ask if the unit is still available.
- If available, ask for an appointment to view the property.
- Thank them for their time & be 10-15 minutes early to the showing.

### Things to find out about the rental:

- How much is the rent and deposit.
- What kind of heat is used and the average monthly cost?
- Are utilities included? Electric, heat, water, sewer, garbage?
- Who do I notify for repairs or emergencies?
- All responsibilities listed in the lease prior to signing.
- Has the property had any citations for structural or safety reasons?

### Things to inspect upon entering rental:

**ASK about the Security Deposit Process and expectations upon move out to ensure you get that back**

**Take photos before moving in and after – this will prove helpful when moving out and expecting a security deposit back**

- Entryway and security lighting
- General condition and appearance of yard/neighborhood
- Note all existing damage. (Carpet stains, holes in walls, ceiling stains, leakage, windows/screens, leaky faucets/toilets, locks, doors and condition of appliances.
- Condition of bathroom/shower/tub
- Garage & outdoor spaces.
- Electric outlets and light switches
- Parking

- Placement and operation of smoke/carbon monoxide detectors
- Fire extinguishers and safety exits.

### **No matter what site you use to search for housing, beware of scams.**

The rent amount seems so low that it is too good to be true? Don't trust it.

The property owner/manager won't meet you in person? Don't trust it.

#### **Always do the following when searching for a new home:**

1. Meet the owner or property manager in person.
2. Tour both the inside and outside of the home to make sure it is a good fit for you.
3. Review the lease terms before agreeing to rent a place or paying any money.
4. Don't Venmo, Cash App, wire or mail money to anyone until you have met the owner/manager, toured the property inside and out, applied for the apartment, and agreed to lease terms.

#### **Common Type of Scam**

A scammer takes a listing with a real address, photos, and property information. They copy everything, but change the phone number or email address. Instead of calling or emailing the real rental property, you end up contacting the scammer.

They tell you that they are out of the state or the country and unable to show you the property in person.

However, you are encouraged to drive by to take a look, but you can't go inside (but you can see what the inside looks like from the photos online).

If you like it, you are then asked to send money through Venmo, Cash App, mail a check or wire money to reserve the rental home.

After sending the money, you never hear from the scammer again.