

Wadena County Rental Listing

TO FIND RENTALS THAT ARE NOT INCLUDED ON THIS LIST, PLEASE CHECK THE LOCAL NEWSPAPERS AND INTERNET FOR AVAILABILITY.

APARTMENTS	TYPE/RENT	CONTACT
<u>Riverview Apartments</u> 17 Hubbard Avenue S Sebeka, MN 56477 <u>Blueberry Hills</u> 422 1 st Street NE Menahga, MN 56464 <u>Centennial Apartments</u> 106 Jefferson Avenue Sebeka, MN 56477	<p>Income Based 1 and 2 bedrooms (tenant pays heat & electric)</p> <p>Income Based 1, 2, and 3 bedrooms (heat included)</p> <p>Income Based 2 bdr. 3 bdr. (tenant pays heat & electric)</p>	<p>D.W. Jones Management, Inc. PO Box 340 Walker, MN 56484</p> <p>Telephone: 218-547-3307 Toll Free: 800-810-2853 Apply online:</p> <p>www.dwjonesmanagement.com</p> <p>(water, sewer, & garbage included in rent)</p>
<u>Pine Crest Town Homes</u> 1702 8 th Street NE Staples, MN 56479	<p>Income Based 2- & 3-bedroom townhome</p>	<p>Telephone: 218-218-454-7368 www.rpmdeluxe.com</p>
<u>Frontier Town Homes</u> 1403 3 rd St NE Staples, MN 56479		<p>Telephone: 218-296-5031</p>
<u>Greenwood Apartments</u> 700 2 nd Street NW Wadena MN 56482	<p>Income Based 1 bdr apartment (heat included)</p> <p>2- & 3-bedroom townhomes (tenant pays all utilities)</p>	<p>Contact: Ashley 218-631-2575 www.greenwood@metesbounds.com</p>
<u>Wadena Square</u> 803 2 nd Street NW Wadena, MN	<p>Income Based 1, 2, and 3 bedrooms (heat included) (tenant pays electric)</p>	<p>On site: Eric 218-535-5428</p> <p>CEPCO Management Telephone: 952-935-0359</p>
<u>Roggenkamp Properties</u> (Accepts Sect 8)	<p>Private Rental 2-3-bedroom homes \$675-\$875.00 (tenant pays utilities)</p>	<p>Justin Roggenkamp 320-297-0144</p>
<u>Firehall Apartments (Black Beard Properties)</u> <u>18 Aspen Ave NW</u> <u>Menahga, MN 56464</u>	<p>1 and 2 bedroom apartments – 1st floor units – all included. 2nd floor – tenant responsible electric/heat (\$50 less a mth then 1st floor) 1 bdrm - \$800-\$850; 2- \$950-\$1100, 1 efficiency - \$700 (everything included)</p>	<p>Noah – 320-266-5696</p>

<u>Davis Estates</u> (Accepts Sect 8)	Studios, 1-, 2- & 3-bedroom apartments (tenant pays utilities) \$600-\$850.00	Contact: Kyle Telephone: 218-371-2377
<u>Prairie View Apartments</u> 102 Airview Dr Staples, MN 56479		320-253-0003 www.gcremn.com
<u>Staples Square Apartments</u> 205 Airview Dr NE Staples, MN 56479		www.cepcomanagement.com/staples 218-820-3503 staplessquare@gmail.com
<u>1976 Enterprises/Cedar Ave Apts.</u> (Accepts Sect 8)	Rent \$600-\$775.00 Studios, 1 & 2 bedrooms (utilities Included)	Contact: Shane Telephone: 218-371-2342
<u>Kid Properties</u> (Accepts Sect 8)	Efficiencies – 2 bedrooms \$400-600.	Contact: John Telephone: 218-639-2484
<u>Hockert's</u> (Accepts Sect 8)	-1-2-bedroom apartments Range from \$480 – \$615 <i>Some utilities included</i> -4 Plex – 1 bedroom <i>Some Utilities Included</i>	Contact: Paul Telephone: 218-631-9933
<u>The Gores Company</u> (Accepts Sect 8)	Apartments & Single-Family Homes 1-3 bedrooms Range \$400-\$1250.00 Tenant pays utilities.	Craig Folkstead Telephone: 218-631-2536
<u>K & K Properties</u> (Accepts Sect 8)	Single Family Homes and Triplex 1-3 bedrooms \$300-\$650.00 Tenant pays utilities.	Contact: Arleen Paulson Telephone: 218-632-6103
<u>Steve Schloeder</u> (Accepts Sect 8)	1-2 bedrooms \$475.00 Tenant pays all electric/heat	Steve Schloeder 218-639-8957
<u>Tom Hoch (Sebeka/Menhaga)</u> (Accepts Sect 8)	3 plex/private rentals 2-3 bedrooms Tenant pays utilities.	Contact: Tom Koch 218-255-1551
<u>Hinten Properties-</u> Wadena Apartments (former Brookside Motel)	Studio \$650 1 bdrm. \$750 (utilities included)	Greg 320-766-3650 Jeff 320-282-3446
<u>Meadowbrook Apartments</u>	1 bdrm. \$700. 2 bdrm. \$800. (some utilities included)	218-241-4730
<u>Adrian Erickson</u>	Apartments and Single-Family Homes from 1-2 bedrooms \$500 & \$650.00 The tenant pays for all utilities.	Contact: 218-639-3315
<u>Stephan Goeden</u>	Private Rentals-Single Family Homes 2/3 bdrm. \$740-800. The tenant pays for all utilities. No Pets.	Contact: Stephen 218-639-2838
<u>Pine View Acres</u>	Mobile Homes-2 & 3 bedrooms	Contact: Bob 612-735-2920

<u>(Mobile Home Drive)</u>	\$500-600. Month Deposit-first & last month's rent Tenant pays all utilities	WDA@wadana.org
Dean Uselman Verndale, MN Wadena, MN	Private Rentals	Contact: Dean Telephone: 218-371-0072
<u>Meadow Run Townhomes</u> 714 and 720 Elm Street Menahga, MN	2- and 3-bedroom townhomes INCOME GUIDELINES APPLY (see website for details)	MMCDC-Partnership to Supply Affordable Housing MMCDC.com Detroit Lakes, MN 218-847-5641
Village Properties	Studios-2bedrooms	Melissa 218-639-5915

Wadena County Housing & Redevelopment Authority
222 2nd Street SE
Wadena, MN 56482

Telephone: 218-631-7723

Ottertail County Housing & Redevelopment Authority
1151 Friberg Ave
Fergus Falls, MN 56537

Telephone: 218-739-3249

Todd County Housing & Redevelopment Authority
300 Linden Avenue S
Browerville, MN 56438

Telephone: 320-594-6388

Mahube-Otwa Community Action Partnership, Inc.
311 Jefferson Street S
Wadena, MN 56482

Telephone: 218-632-3600

ELDERLY/DISABLED HOUSING

<u>Hilltop Villa's</u> 201 5 th Street SW Sebeka, MN	Elderly/Disabled Income Based Rent includes heat, water, sewer and garbage. Tenant pays electric	D.W. Jones Management, Inc. PO Box 340 Walker, MN 56484 Contact: Amy (Property Mgr) Telephone: 218-547-3307 www.dwjonesmanagement.com
<u>Deer Creek Manor</u>	1 Bedrooms-Income Based Laundry on site Utilities included in rent	Kyle Davis, Owner 218-371-2377 Shane 218-371-2342

<u>Pine Villa Apartments</u> 323 1 st Street NE Menahga, MN	Elderly/Disabled 1-bdr. Income Based Tenant pays utilities Laundry-Elevator- Community Room	MMCDC mmcdc.com 107 Graystone Plaza Detroit Lakes, MN 56501 Telephone: 218-847-5641
<u>Staples Square Apartments</u> 205 Airview Drive NE Staples, MN	Elderly/Disabled	CEPCO Management Telephone: 952-935-0359
<u>Humphrey Manor</u> 300 2 nd Street SE Wadena, MN	Elderly/Disabled	Telephone: 218-631-7723 Tammy
<u>Village Green Apartments</u> 101 S Thompson Street Verndale, MN	Elderly/Disabled Income Based	Van Binsbergen & Associates, Inc. Contact: Joan Telephone: 320-269-6640 ext. 23

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).

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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.



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 signing a lease:

- **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

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