



The Bad Medicine Lake Estate

Black Bear Beach Road • Ponsford, Minnesota

Once in a generation, a property assembles itself into something that transcends category. The Bad Medicine Lake Estate is not a lake home. It is not a cabin compound. It is not a retreat. It is all of these things simultaneously — and it is the only one of its kind in the region.

Stretching nearly 904 feet of pristine Bad Medicine Lake shoreline across four contiguous, thoughtfully assembled parcels, this estate represents what happens when extraordinary vision, generational patience, meticulous craftsmanship, and an uncompromising standard of excellence converge on one of Minnesota's most coveted lakes. To replicate this assemblage today — if it were even possible — would require years of acquisitions, millions in construction, and a degree of coordination that simply cannot be manufactured. What exists here is irreplaceable.

~904 ft
TOTAL SHORELINE

4
CONTIGUOUS PARCELS

3
LIVABLE RESIDENCES

\$7,125,000
OFFERED AT



THE LODGE — 47023 BLACK BEAR BEACH ROAD

The Architectural Anchor

301 FEET OF SHORELINE • THREE LEVELS

This is not a renovation. Not an update. Not a reimagining of something tired. This is a masterwork executed from the foundation up with longevity livability, and legacy as its guiding principles

Exposed hand-hewn log walls, reclaimed timber ceiling beams, and locally quarried river stone are not accents here — they are the architecture itself, carrying the The great room commands the eye from every angle, patina of a century while housing every modern luxury anchored by a soaring floor-to-ceiling river rock fireplace conceivable. Rising dramatically beneath a cathedral ceiling of reclaimed pine. A custom round iron chandelier fitted with Edison filament bulbs hangs overhead, casting amber light across wide-plank hardwood floors.





THE KITCHEN & DINING

A Chef's Stage Built for Grand Entertaining

The centerpiece is an oversized island topped with a dramatically bookmatched end-grain butcher block surface, surrounded by six upholstered counter-height chairs. Distressed beadboard cabinetry in aged white lines the walls, complemented by gleaming white subway tile and custom reclaimed floating shelves.

The unmistakable vintage-style mint green Big Chill refrigerator and range hood inject a playful, nostalgic energy perfectly at home among the rough-hewn logs overhead. A professional-grade brass gas range, pot filler, and farmhouse sink complete the culinary suite.

Adjacent, the breakfast banquette — a custom builtin upholstered nook with storage — wraps around a live-edge wood table beneath a hand-hammered pendant, framing pine-tree views through greentrimmed windows in every direction.

THE PRIMARY SUITE & BATH

A Sanctuary of Uncommon Refinement

King-sized and serene, with log walls, exposed timber ceilings, and green-framed windows overlooking treetops and lake shimmer beyond. A custom platform storage bed with beadboard drawer panels grounds the space.

The ensuite primary bath is a destination unto itself: fully appointed in deep hunter green beadboard with warm reclaimed hardwood floors. A freestanding cast iron soaking tub with polished chrome freestanding fixtures is positioned beneath black-trimmed windows with forest views.

A dual-vanity with museum-quality farm trough sink atop a distressed white cabinetry base and a full glass-enclosed shower tiled in white subway with green penny tile floor complete the suite. Every finish speaks to a buyer who knows the difference between designed and decorated.

“The lower level surprises at every turn. Polished concrete floors and river-stone accent walls set a sophisticated tone — and then you find the cellar.”

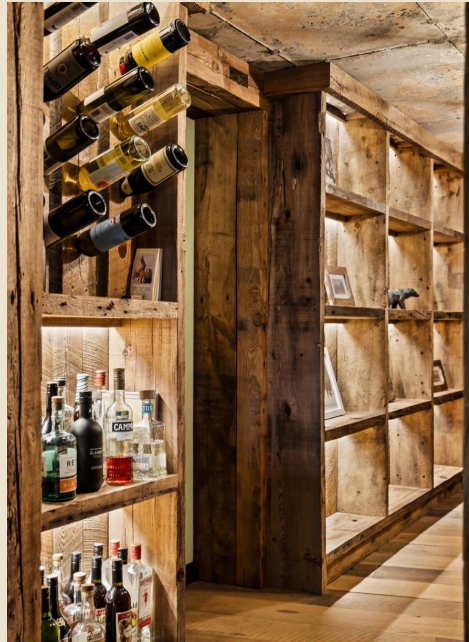
THE LOWER LEVEL

Wine Cellar, Stone Room & Dining Hall

The custom reclaimed-wood wine and spirits cellar with illuminated display shelving rivals any private club. Warm-lit open cubbies showcase the cellar’s collection against weathered white-painted barn wood on one side and raw reclaimed lumber on the other.

The stone-walled sitting room features leather wingbacks, a stained glass loon panel above the window, and an atmosphere of intimate, joyful warmth that is unmistakably northern Minnesota.

The formal dining hall — finished in deep forest green with polished concrete floors and a reclaimed farmhouse table seating 12+ — opens through glass panel doors into the sunroom and outdoor living beyond.



ADDITIONAL BEDROOMS

Every Suite, An Event

Additional bedrooms throughout the Lodge carry the same commitment: exposed log walls, timber-beamed ceilings, platform storage beds, soaring greentrimmed windows opening to pine canopy and lake, and private balcony access that makes waking up in each room an event.

OUTDOOR LIVING

The Lakeshore Experience

Custom landscaping integrates the Lodge naturally into its rocky wooded hillside. A wood-fired outdoor sauna awaits on the lakeshore. Multiple private decks and balconies deliver layered elevated views, each revealing a different perspective of the estate’s extraordinary setting. Cable railing maintains sightlines while delivering a refined contemporary edge.

The screened mudroom entry captures the spirit of the property beautifully: four pairs of traditional wooden snowshoes hang on the chinking walls above a reclaimed bench, vintage lantern sconces glow warmly, and views through the porch screens reveal the snowy pine landscape beyond. This is a home built to be lived in — summer, winter, and every season between.

BEYOND THE LODGE

Three Parcels That Make the Whole Irreplaceable

PARCEL II • 83 FT SHORELINE

The Connector Parcel

47039 Black Bear Beach Road

Between the Lodge and the cabin structures lies a parcel of deceptively significant value. This connector parcel serves as both the physical and visual bridge between the estate's living zones.

A professionally designed paver pathway with integrated landscape lighting guides guests from structure to structure under the pines, creating a resort-style experience that reinforces the estate's cohesion and privacy.

"The invisible hand that makes the whole greater than the sum of its parts."

PARCEL III • 285 FT SHORELINE

The Cabin Parcel

Summer House & Winter Cabin

The Summer House — 2 bedrooms, 1 bathroom, 1,004 square feet — carries the warmth of every good lake memory ever made. Light-filled and lovingly maintained, ideal for guests, extended family, or a creative retreat at the water's edge.

The Winter Cabin — 1 bedroom, 1 bathroom, 768 square feet — is a true four-season escape, purposebuilt for northern Minnesota winters, with character and coziness only a genuine lake cabin can deliver.

The cabin parcel additionally features its own outdoor woodburning sauna, a sand beach (rare and prized on Bad Medicine), a dock system, and boat and watercraft storage. At 285 feet, this parcel alone would represent an outstanding lake property purchase. Here, it is simply one component of an extraordinary whole.

PARCEL IV • 235 FT SHORELINE

The Buildable Parcel

47057 Black Bear Beach Road

The final parcel in this assemblage holds no existing structures — and therein lies its power. 235 feet of undeveloped lake frontage on Bad Medicine Lake is, by any measure, an extraordinary asset in today's market.

Whether held as a privacy buffer, developed as a fourth living structure, subdivided for a future sale, or gifted to the next generation, this parcel represents the kind of optionality that sophisticated buyers understand intuitively.

THE OPTIONALITY ASSET

The estate's insurance policy, its flexibility valve, and its most liquid single asset — all at once.



BY THE NUMBERS

The Estate at a Glance

Total Parcels	4 contiguous
Total Shoreline	~904 feet
The Lodge	~3,860 sq ft
Summer House	1,004 sq ft
Winter Cabin	768 sq ft
Buildable Parcel	235 ft shoreline
Outdoor Saunas	2 (wood-fired)
Sand Beach	Yes — rare on Bad Medicine
Dock System	Yes
Boat & Storage	Yes
Wine & Spirits Cellar	Yes
Offered At	\$7,125,000 fully furnished

BAD MEDICINE LAKE

One of Becker County's Most Prized Lakes

Bad Medicine Lake is one of Becker County's most prized and pristine glacial lakes — clear, cold, and fed by natural springs. Known for exceptional walleye and bass fishing, motorized recreation, swimming, and winter ice activity, it draws a discerning, quiet ownership community that values privacy and natural beauty above all else.

The lake's topography — wooded rocky shorelines, dramatic elevation changes, and minimal commercial development — ensures that the character of this setting will endure long beyond any single generation of ownership.

<p>2,400+ SURFACE ACRES</p>	<p>100+ ft MAX LENGTH</p>	<p>Class A WATER QUALITY</p>	<p>4-Season RECREATION</p>
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THE SCARCITY ARGUMENT

There Is No True Comparable.

In reviewing every significant lake transaction across the region in the past 24 months, a consistent ceiling emerges: the high-end market has produced transactions ranging from approximately \$2.2M to \$4.79M for properties featuring one residence, 100- 200 feet of shoreline, and limited privacy or future flexibility.

"The Bad Medicine Estate exceeds all of those metrics by multiples — in shoreline, in structure count, in construction quality, in flexibility, and in scarcity. There is no MLS search filter that captures what this property is."

This is a private estate acquisition — the kind of purchase that is made once, held for generations,