



The Land, The Lake & The Title

Everything a Qualified Buyer Needs to Know

Sophisticated buyers demand clarity before they commit. This supplement provides exactly that — a direct, comprehensive account of this estate’s title standing, the legal and historical context of its setting, and the remarkable natural character of Bad Medicine Lake itself.

SECTION I

Your Title. Your Land.

Fee-simple private ownership, Becker County jurisdiction, full deed rights, and a clean title history confirmed by public record.

SECTION II

The Reservation Context.

A clear-eyed account of the White Earth Reservation boundary, the checkerboard ownership pattern, and what it means — and does not mean — for this estate.

SECTION III

The Lake’s Character.

The geology, water clarity, bottom composition, and fishery of Bad Medicine Lake — a glacial masterpiece of uncommon quality.

EXCLUSIVELY PRESENTED BY

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This supplement is prepared for qualified buyers and their advisors. All information should be independently verified with Becker County and a licensed title attorney.

SECTION I

Your Title. Your Land.

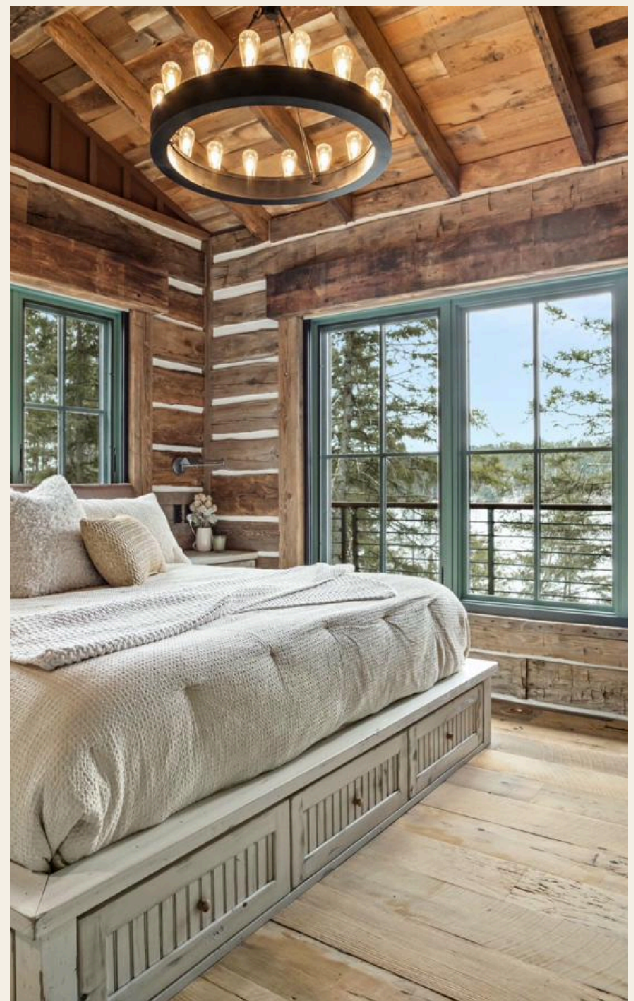
The Lodge parcel at 47023 Black Bear Beach Road is a normal tax obligations, and a clean, fee-simple, privately held residential lot of approximately 1.83 acres within the Williams Beach subdivision of Forest Township, Becker County.

It carries Parcel ID 12.0251.000 and falls within Section 8, Township 142, Range 37. The property has a well-documented arm's-length sales history, is actively assessed and taxed by Becker County, and is held by private title — the exact ownership name on record is available through the county recorder's office in Detroit Lakes.

Body paragraph 2: There is no evidence — historical, legal, or current — that any tribal nation holds ownership title, trust status, easement, or special land rights over this specific parcel. It does not appear in any federal trust land registry, is not tax-exempt, and has never been converted through the Bureau of Indian Affairs land-into-trust process. Searches of Becker County assessor records, GIS data, real estate databases, federal registers, tribal ordinances, court cases, and land recovery documents turn up zero claims, lawsuits, or disputes targeting this address.

TITLE CONFIRMATION AT A GLANCE:

- Ownership type: Fee-simple private, fully deeded
- Jurisdiction: Becker County / Forest Township / State of Minnesota
- Tax status: Actively assessed; annual county taxes paid by owner
- Trust land status: None — not tribal trust, not BIA-converted, not tax-exempt
- Parcel ID: 12.0251.000 · Section 8, Township 142, Range 37
- Verification: Becker County Assessor & Recorder, Detroit Lakes, MN





SECTION II

The Reservation Context: What It Means. What It Doesn't.

THE SETTING

This property sits within the exterior boundaries of the White Earth Reservation, established in 1867 by federal treaty. Ponsford and Bad Medicine Lake are routinely described in local, state, and federal documents as lying “on the reservation” or “within the White Earth Indian Reservation.” Understanding this context is important — and also straightforward.

What it means in practice is a *checkerboard ownership pattern* — common on many reservations after the Dawes Allotment Act era — where the tribe holds or manages only a minority fraction of land inside the boundary. The remainder is private fee, state, or county land, just as this estate is.

The 1986 White Earth Reservation Land Settlement Act (WELSA) resolved longstanding title questions by compensating the tribe and explicitly validating fee-simple titles like this one. That legislation provides the legal foundation for clear, unencumbered private ownership of these parcels.

TREATY RIGHTS ON SHARED RESOURCES

Enrolled White Earth members retain hunting, fishing, gathering, and wild rice rights throughout the reservation boundaries under the 1855 and 1867 treaties — including on or near private fee land and shared waters such as Bad Medicine Lake. These rights apply to the lake as a shared resource and are co-managed with the Minnesota DNR. They do not convey ownership, easement, or control over the private parcels comprising this estate.

THE LAND RECOVERY EFFORT & PUBLIC LAND DISCUSSIONS

The White Earth Land Recovery Project, led by Winona LaDuke, and the tribe’s Land Department actively pursue voluntary land buybacks and apply for federal trust status where possible. No forced claims, condemnation, or takings apply to established private deeds such as this one.

In 2023–2025, Minnesota legislative proposals (HF 3480 and related Senate bills) sought to transfer approximately 155,000–160,000 acres of *state-managed White Earth State Forest land* back to the tribe for cultural and resource restoration. These bills stalled in 2024–2025 and are considered largely inactive. Becker County and Forest Township actively opposed the transfer.

Critically: these discussions concerned only public and state-managed lands. Individual private fee lots — including every parcel of this estate — are explicitly outside the scope of any such legislation. Tribal leaders have publicly assured continued public access and no impact on existing private residences.

WHAT THE RESERVATION BOUNDARY DOES NOT MEAN FOR THIS ESTATE

- No tribal ownership, claim, or encumbrance on any of the four parcels
- No impact from state forest land transfer discussions — private fee land is excluded
- No forced sale, condemnation, or involuntary land recovery applicable to deeded property
- No change to Becker County jurisdiction or normal Minnesota property law

SECTION III

The Lake Beneath the Surface

Bad Medicine Lake (DNR Lake ID03008500) is not merely beautiful from the surface. Its character runs to the bottom — literally. What lies beneath speaks to the geological pedigree of one of Minnesota's most exceptional glacial lakes.

The lake was carved by glacial meltwater through a narrow valley, leaving behind steep rocky slopes, dramatic elevation changes, and quick depth drop-offs — particularly pronounced along the eastern shore. The result is a lake bottom composed primarily of sand, gravel, rock, cobble, and boulders: hard, clean, and entirely free of the soft muck or widespread silt that plagues lesser Minnesota

lakes. The lake is oligotrophic — cold, deep, spring-fed, and nutrient-lean. Divers regularly report orange-red rock formations and — with water clarity regularly measuring 20 to 25+ feet of visibility. exceptional structure at depth.

In many areas, the rocky bottom is visible from the surface. The littoral (shallow) zone is limited due to the lake's steep profile, which has the practical benefit of keeping aquatic vegetation minimal and Sand beach areas along the shoreline — including those on the the water exceptionally clear.

Cabin Parcel of this estate — are rare and genuinely prized on Bad Medicine. Most of the lake's shore transitions quickly to rocky cobble and ledge, which means private sand access carries a premium that no amount of money can manufacture elsewhere on this water.

Spring-Fed and
Class A
Water Quality

Hard / Rocky
Lake Bottom

THE FISHERY

The rocky hard bottom and quick depth transitions make Bad Medicine exceptional habitat for smallmouth bass, rock bass, walleye, and lake trout. Burbot spawn on the sand and gravel substrate. Rocky crevices at depth provide refuge structure found on very few Minnesota lakes. The DNR LakeFinder page (ID 03008500) provides the latest netting surveys and depth mapping for due diligence reference.

