

Residential Full

6926 Aarwood Trail NW, Clearwater Twp 49676-9755

MLS#: **20261052214**
P Type: **Residential**
Status: **Active**

Area: **40011 - Clearwater Twp**
DOM: **/0/0**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$900,000**
OLP: **\$900,000**



Location Information

County: **Kalkaska**
Township: **Clearwater Twp**
Mailing City: **Rapid City**
Side of Str: **N**

Garage:

Yes
Tot Grg Sp: **2.0**
Grg Sz: **2 Car**
Grg Dim:
Grg Feat: **Attached, Driveway, EV Charging Station(s), Garage Faces Front, Shared Driveway**

Lot Information

Acreage: **2.2**
Lot Dim: **156x712**
Rd Front Ft: **136**

School Dist: **Kalkaska**

Location: **Aarwood Road NW**

Directions: **From US-131, take M-72 west toward Rapid City. Turn left on Hill Rd NW, left on Rapid City Rd NW, left on Aarwood Rd NW, then left onto Aarwood Trail NW. Follow Aarwood Trail to 6926. Shared driveway—keep right. Beaver Tail Lodge is the last home on the drive. Navigation may indicate you've arrived before reaching the property. Park in the driveway in front of the log home.**

Square Footage

Sqft Source: **Public Records**
Est Fin Abv Gr: **2,526**
Est Fin Lower:
Est Tot Lower:
Est Tot Fin: **2,526**
Price/SqFt: **\$356.29**

Layout

Beds: **3**
Baths: **2.0**
Rooms: **9**
Arch Sty: **Log Home**
Arch Lvl: **2 Story**
Site Desc: **Dead End Street, Vacation Home, Wooded, Water View**

Contact Information

Name: **AUDREY SCHULTZ**
Phone: **(517) 745-0008**

Waterfront Information

Wtrfrnt Name: **Rapid River**
Water Facilities: **Direct Water Frontage, Private Water Frontage, River Front, Water Front**
Water Features: **Navigable,**
Water Frt Feet: **156**

General Information

Year Built: **1995**
Year Remod:

Recent CH: **09/23/2026 : New : ->ACTV**

Listing Information

Listing Date: **09/23/2026** List Type/Level Of Service: **Exclusive Right to Sell/Full Service**
Activation Date: **09/23/2026** Svcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
Protect Period: **0** Restrictions: Exclusions: Possession: **At Close**
Terms Offered: **Cash, Conventional, FHA, Trade/Exchange, USDA Loan (Rural Dev), VA** MLS Source: **REALCOMP** Originating MLS#: **20261052214**
Listing Exemptions:

Includes:

Features

Pets Allowed: Entry Location: **Ground Level**
Foundation: **Crawl** Fndtn Material:
Exterior Feat: **Whole House Generator**
Exterior: **Log**
Fireplc Fuel: **Gas** Cnstrct Feat:
Porch Type: **Balcony, Deck, Porch - Enclosed, Patio, Porch, Terrace, Enclosed** Fireplace Loc: **Great Room**
Roof Material: **Asphalt**
Out Buildings: **Other** Fencing:
Appliances: **ENERGY STAR® qualified dryer, ENERGY STAR® qualified washer, Dishwasher, Free-Standing Electric Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s)**
Interior Feat: **Smoke Alarm, Carbon Monoxide Alarm(s), Entrance Foyer, High Spd Internet Avail, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Furnished - Yes, 24 Hour Security, Exterior Video Surveillance**
Accessibility: **Accessible Approach with Ramp, Accessible Bedroom, Accessible Central Living Area, Accessible Entrance, Customized Wheelchair Accessible**
Heat & Fuel: **Natural Gas, Baseboard, Hot Water** Cooling: **Window Unit(s)**
Wtr Htr Fuel: **Natural Gas** Road: **Paved**
Water Source: **Well (Existing)** Sewer: **Septic Tank (Existing)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	8 x 9	Ceramic	Bath - Primary	Second	9 x 6	Ceramic
Bedroom	First/Entry	14 x 10	Carpet	Bedroom	First/Entry	11 x 10	Carpet
Bedroom - Primary	Second	22 x 22	Carpet	Game Room	Second	12 x 8	Carpet
Great Room	First/Entry	33 x 21	Wood	Kitchen	First/Entry	13 x 11	Wood
Laundry Area/Room	First/Entry	8 x 4	Wood	Loft	Second	18 x 13	Carpet
Loft	Second	18 x 13	Carpet				

Legal/Tax/Financial

Property ID: **00400502410** Subdivision:
Ownership: **Agent Owned (Broker/Agent)** Occupant: **Tenant**
Tax Summer: **\$10,684** Tax Winter: **\$2,932** Homestead: **No** Oth/Sp Asmnt:
SEV: **\$567,300** Taxable Value: **\$300,866** Existing Lease: **No** Home Warranty: **No**
Legal Desc: **PART OF SW 1/4 OF SW 1/4 SEC 5 T28N-R8W COM AT SW 1/4 COR TH E ALG SEC LI 312 FT TO POB TH CONT E 154.91 FT M/L TH N 85 FT M/L TH SW'LY 154.91 FT M/L TH S'LY 67.20 FT M/L TO POB LEGAL CLARIFIED BY EQUALIZATION DEPT 8/5/2013**

Agent/Office Information

List Office: **EXP Realty Main** List Office Ph: **(888) 501-7085**
List Agent: **AUDREY SCHULTZ** List Agent Ph: **(517) 745-0008**
Listing Exemptions: Access: **Appointment/LockBox** LB Location: **Front Door**

Remarks

Public Remarks: **Welcome to Beaver Tail Lodge, a rare opportunity to own a fully furnished luxury log home on the Rapid River, just minutes from world-renowned Torch Lake. Nestled on 2.2 wooded acres with approximately 156 feet of private river frontage, this professionally designed retreat offers the perfect blend of Northern Michigan charm, modern comfort, and proven income potential. Designed to accommodate large gatherings, the 2,526-square-foot home comfortably sleeps up to 20 guests and features soaring vaulted ceilings, a dramatic stone fireplace, warm log construction, multiple indoor and outdoor gathering spaces, and a spacious loft with a treehouse-style bridge. The thoughtfully curated furnishings, decor, and amenities create a true turnkey experience for both homeowners and guests. Step outside to**

enjoy kayaking, fishing, and direct access to the beautiful Rapid River from your private dock. Relax around the fire pit, entertain on the expansive decks and screened porch, or explore nearby Torch Lake, Elk Lake, Traverse City, wineries, golf courses, ski resorts, and countless year-round recreational opportunities. Currently operating as a successful short-term rental, Beaver Tail Lodge has an established 6-year booking history and is offered fully furnished, providing the opportunity to continue operations immediately as an investment property or enjoy as a private retreat. Rental history is available upon request. Listing agent has an ownership interest in the property.

REALTOR®
Remarks:

Turnkey, professionally designed and furnished sale. Furniture package included, with detailed inventory available. Established short-term rental with strong operating history (BeaverTailLodge.com). Financial statements, historical rental income, operating expenses, and booking information available upon request with a signed NDA. Property is currently an active vacation rental; showings are subject to guest occupancy. Keypad is built into the front door. ADT security system active. Listing agent has an ownership interest in the property. Please remove shoes or use booties during showings. Verify all measurements and information independently.

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