

C 2015-19

📍 Location & Size

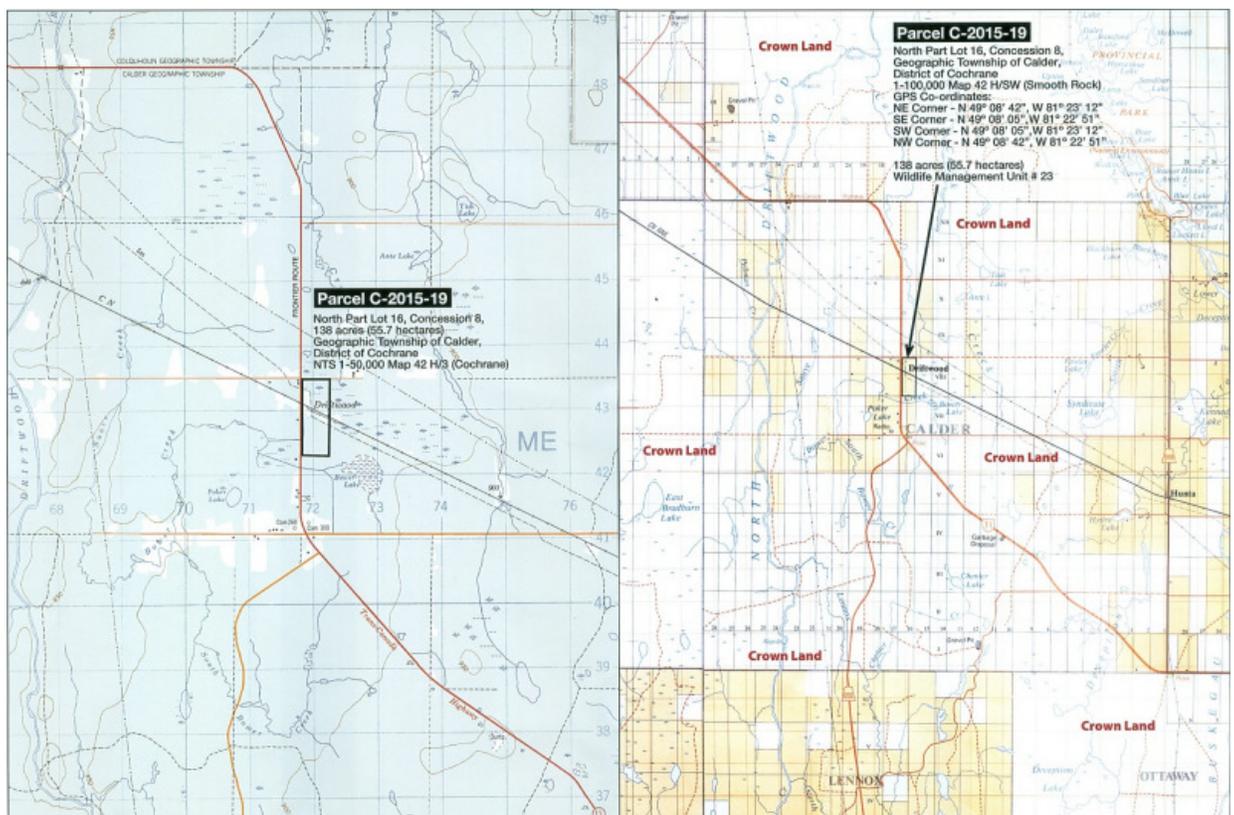
**PART LOT 16, Concession 8, Township of Calder
 Cochrane District**

**122 Acres / 49.60 Hectares PLUS Approximately
 250,000 Acres Abutting Crown Land**

🌲 Wildlife Management Unit #23

📍 GPS Co-ordinates

NE Corner	N 49° 08' 42"	W 81° 23' 12"
SE Corner	N 49° 08' 05"	W 81° 22' 51"
SW Corner	N 49° 08' 05"	W 81° 23' 12"
NW Corner	N 49° 08' 42"	W 81° 22' 51"



Location

From Cochrane, take Highway 11 westward then northward about 29 kilometres to the property, which lies on the east side of the highway. The property is rectangular in shape and is bisected by a CN Rail line and a gas pipeline.

Crown Land

Approximately 250,000 acres Crown Land abutting the property.

There is a plot of Crown land about 60 acres immediately south of the property which is surrounded by private land. Otherwise there is a tract of Crown Land bounding the east side of the property, and also across the road to the north, which is so vast that it not only occupies 75% of Calder Township, it extends over thousands of square miles to the north, all the way to James Bay.

Road Access

The road between the Concessions 8 and 9 defines the north edge of the property, and highway 11 defines the west edge. There is year-round highway access.

Terrain & Vegetation

This property is fairly flat and 80% forested and about 50% occupied by wetland. The surrounding area is mostly forested with poplar, birch and spruce. There are no watercourses or ponds on the property, but the wetland forms the headwaters of Calder Creek, a tributary of Driftwood River, which is itself a tributary of the Abitibi River. The surrounding lands have many creeks with wetlands linked to them.

There is approximately \$5,000 to \$6,000 dollars of merchantable timber that can be harvested from this property.

Recreational Potential

Located in the Canadian Shield, Ontario's Playground, this property is full of recreational possibilities. In the winter, snowshoeing, dogsledding, cross-country skiing and snowmobiling are all popular pastimes. In the warm months, angling for many fish species in the innumerable lakes and rivers is available. Moose and bear hunting are ideal in this area where the wetlands attract moose, bear and ducks.

Camping, and just plain relaxing and taking in the wilderness tranquility are perfect here - about 12 kilometres east and north by road is Greenwater provincial Park which has numerous camping and picnic sites.

This would be an ideal location for a hunting lodge, and the flat terrain makes it an excellent spot for hobby farming and gardening. Minutes away is the town of Cochrane, with all the conveniences: shopping, banking, medical facilities, sporting equipment, hunting, camping, fishing supplies, and pleasures of modern life.

The property includes a mobile trailer. The condition does not lend itself to sleeping purposes, however it is good to get you out of the rain, for lunch or for storage. It is heated by propane.

Timber & Mineral Rights

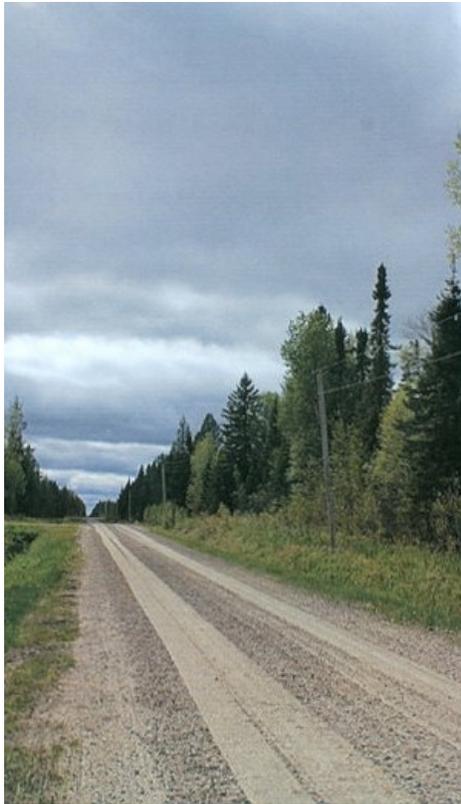
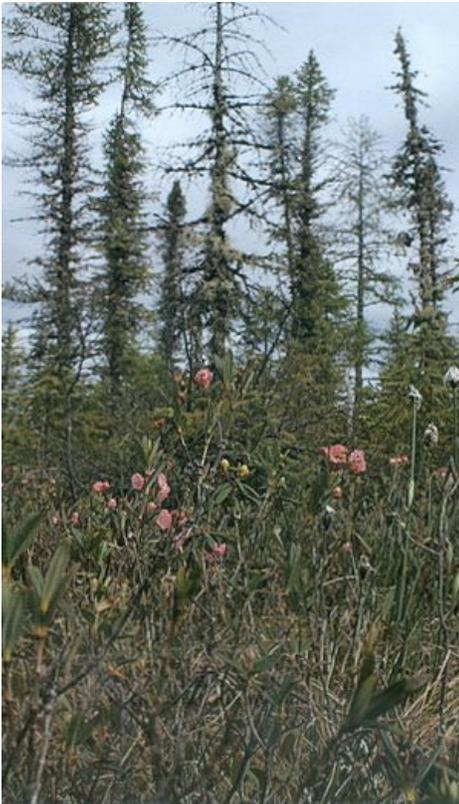
Timber and mineral rights come with the property. The vendor retains a 2.5% net smelter return should a mine be located and precious metals produced from this property.

Price

\$34,950.00 with down payment of \$3,500.00
and 60 monthly payments of \$524.16 and
interest

-or-

\$31,455.00 with down payment of \$3,500.00
and remaining \$27,955.00 within 30 days (10%
savings).





CANADIAN NORTHLAND RETREATS

"Serving the Recreational Enthusiast Since 1964"

