

C 2015-20

Location & Size

Fauquier (Moonbeam) Township

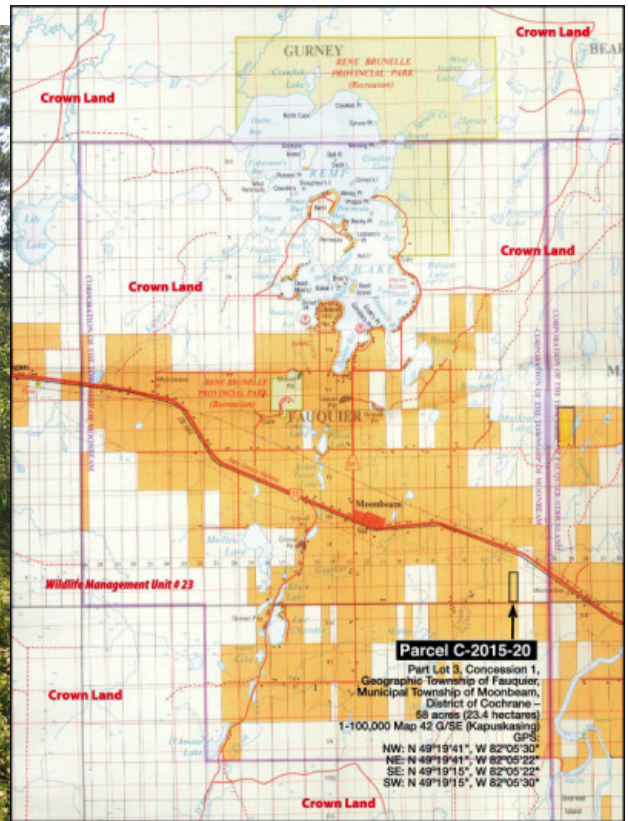
Cochrane District

58 Acres / 23.47 Hectares

Wildlife Management Unit #30

GPS Co-ordinates

NE Corner	N 49° 19' 41"	W 82° 05' 22"
SE Corner	N 49° 19' 15"	W 82° 05' 22"
SW Corner	N 49° 19' 15"	W 82° 05' 30"
NW Corner	N 49° 19' 41"	W 82° 05' 30"



Location

A great property to own NOW for recreation and fishing, as well as for your retirement location. This lush, level property is right in the middle of the wilderness, yet is easy to get to with 831' of road access. Stretching for 2,999', your plot is mostly surrounded by wooded Crown Land, which you can use as your own for fishing, hunting, camping, hiking, cross country skiing and other enjoyment. Yet the bustling town of Kapuskasing (pop. 10,000) is only 15 minutes away, and the smaller communities of Moonbeam and Fauquier are even closer.

Directions & Road Access

From Kapuskasing drive east along Highway 11 for about 13 mi (21 km) to the road between lots 6 and 7 Fauquier Township. Turn right and proceed about 1.5 mi (2.5 km) to the township road between Fauquier and Nansen Townships. Turn left and drive about 1.16 mi (1.8 km) to the southwest corner of the property.

Topography & Terrain

Thousands of unbroken square miles of wild terrain are available for your use nearby, with 30,000 acres adjacent to the east and south sides of your property.

Your richly forested level property is part of a wide region covered with birch, poplar and spruce. The abundant Groundhog River, offering fishing in summer and ice fishing in winter, is less than 3 miles away toward the east. Numerous small lakes and wetlands provide habitats for ducks, moose, otters and many more species.

Recreational Potential

Set in the wilderness of the Canadian Shield, this area offers excellent opportunities for fishing, hunting (black bear, moose and much more), canoeing and camping. The area is well serviced by snowmobile trails in the winter and numerous opportunities for ice fishing and cross-country skiing can be found. Yet shopping, health care, entertainment and all amenities of modern life are close by at the busy town of Kapuskasing and at the smaller communities of Moonbeam and Fauquier.

This recently surveyed property allows the purchaser to build their year-round retirement home or cottage and have the benefit of hydro, telephone, and snow-plowing during the winter months as well as being only minutes away from the town of Kapuskasing, where all your supplies and shopping conveniences are available.

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 are produced and derived from this property.

Additional Features

This property offers year round road access as well as the comforts of available hydro and telephone services. Property survey comes with this property.

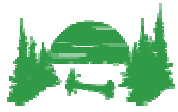
Price

\$26,660.00 with down payment of \$2,666.00 and 60 monthly payments of \$400.00 and interest

-or-

\$23,994.00 with down payment of \$2,666.00 and remaining \$21,334.00 within 30 days (10% savings).

The Best of Both Worlds - Wilderness Recreation and Retirement!



CANADIAN NORTHLAND RETREATS

"Serving the Recreational Enthusiast Since 1964"

