



## N 1/2 LT 7 CON 3 NEWMARKET TWP Cochrane Remote Area Ontario

\$127,900

Nestled just 3 km off Highway 11 South, between Cochrane and Iroquois Falls, this 154-acre private parcel lies at the end of Fortier Road in the unorganized township of Newmarket. Enjoy year-round maintained road access and hydro availability at the lot line near the northeast corner of the property. This unique property comes with surface rights, mineral rights, and timber rights. A man-made dam constructed by Ducks Unlimited Canada has created an impressive 94-acre wetland, making it a haven for wildlife and a birdwatcher's paradise. The land features a mix of partially cleared areas, mature forest, and a large wetland at the southern end of the property. This versatile and scenic property is ideal for a home, hobby farm, off-grid living, or a hunter's base camp. Surrounded on the north, west, and south by Crown land, it offers direct access to additional acres of wilderness for outdoor recreation. With no zoning restrictions and just 36 km from the town of Cochrane, this is an opportunity to own a piece of Northern Ontario's natural beauty. (id:6769)

Listing Presented By:



Originally Listed by:  
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