



FAIR AGENT REALTY, Brokerage

## PCL 458 LT 11 CON 5 (N1/2) Cochrane Cochrane Unorganized Ontario

\$229,999

THIS 159.5 ACRE WATERFRONT PROPERTY in the organized township of Rickard, has over 2,600 FEET OF SHORELINE. The property which is a 3.5 mile boat ride, about 10 minutes from Twin Falls Landing, has approx. 130 acres of woodland and another 29.5 acres of land under the waters of the Abitibi River. SURFACE, MINERAL AND TREE RIGHTS COME WITH THE PROPERTY(except the pine trees which belong to the Crown). The property can also be accessed via logging road and atv trails, (atv trails will require some brush work as it has been a few years since the property was accessed this way. The easiest way is by boat on the river). This property is located on the natural border (the Abitibi River) between WMU 27 and 28 and is a sportsman's dream, with world-class walleye and northern pike fishing in the Abitibi River and into Abitibi Lake itself. Also the healthy population of moose and black bear make this place a prized location for harvesting larger game. (id:6769)

Listing Presented By:



Originally Listed by:  
FAIR AGENT REALTY

<http://www.fairagent.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca