



## Con 4 Birchill Road Cochrane Cochrane Unorganized Ontario

\$800,000

Must see this excellent business opportunity in Cochrane, Ontario This Open Sand Pit/Gravel Pit is located in an unorganized township, approximately 65+ acres. Has been used by local contactors now for sale. It has 2 Private roads that access the property one (boundary line road) that has a registered easement with a seasonal dwelling and one that was gated. This property has a lot of sand and gravel. One vein is worked and was tested and has a good life span - excavator was used to big went over 25ft. Equipment was too small to go deeper. This parcel of vacant land has the potential for farming with access to Sheen Lake (a.k.a. Silver Lake) where you can build your home to enjoy. Must be seen Note: Waterfront is treed and trail access only that is overgrown now. Seller will look at all offers. MPAC has it coded as 200 (Farm-Vacant Land). Property Taxes are \$143.07 and Local Road Fees \$150.00 annually. (id:6769)

Listing Presented By:



Originally Listed by:  
REALTY NETWORKS INC.

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