

Lot 23 Concession 11 Road Cochrane Cochrane Unorganized Ontario

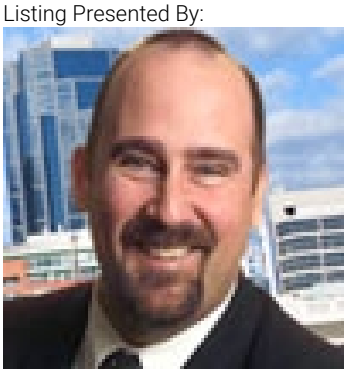
$659,000

OPEN TO OFFERS - 160-ACRE WATERFRONT parcel, located approximately 30 km outside Cochrane, includes approximately 65 acres of unorganized land, with the balance consisting of Gardiner Lake. The property is surrounded by crown land (north and west to the Abitibi River) which offers excellent fishing, hunting, snowmobiling, boating, and year-round recreational opportunities. Gardiner Lake is home to Walleye, Northern Pike, Bass, and Perch and is large enough to accommodate potential fly-in access. The property is conveniently located near the OFSC snowmobile trail system and within Wildlife Management Unit (WMU) 27, with close proximity to WMU 26.The existing rustic camp includes an electric refrigerator, propane stove, two propane fireplaces, and a wood-burning fireplace. Also included is a 12' x 12' sauna with changing room and several outbuildings, including a private 16' x 20' small camp, ALL have hydro, providing excellent additional space and storage. The property also features an artesian well, which is not currently connected to the camp, and an outhouse. There is currently no septic system. IMPORTANT: The lake itself is not privately owned. Gardiner Lake is located within the 160-acre parcel, and the owner owns the surrounding land and has direct access to the lake. As shown in photo #2, approximately 65 acres consists of unorganized land, with the balance being the lake. There is one other property owner on the lake. (id:6769)

Bedroom 3 6.71 m X 2.44 m
Kitchen 2.29 m X 2.44 m
Living room 3.63 m X 6.6 m
Dining room 3.35 m X 4.55 m

Bedroom 3.43 m X 2.77 m
Bedroom 2 3 m X 4.52 m
Mud room 2.85 m X 3.71 m

Listing Presented By:



Originally Listed by:
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