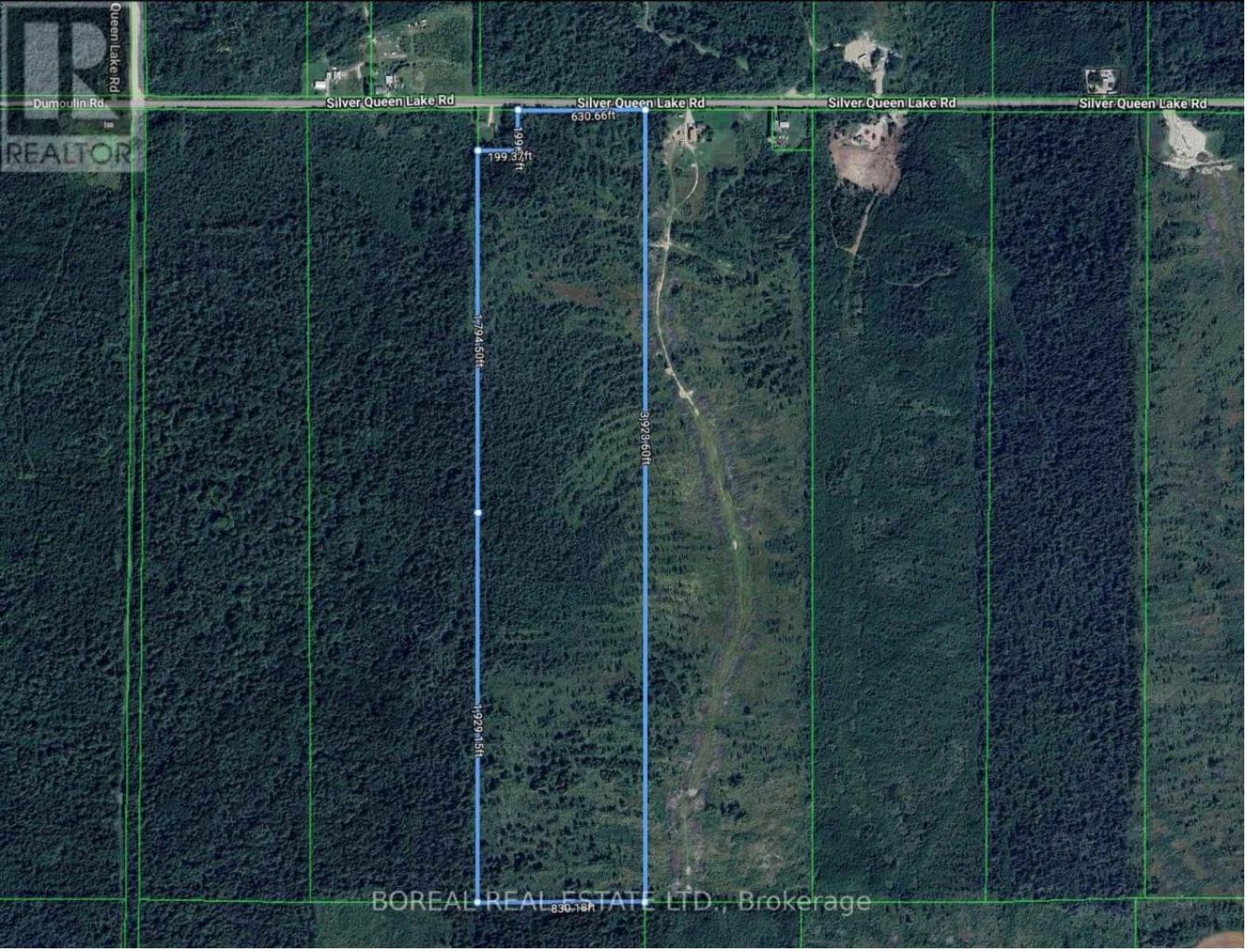
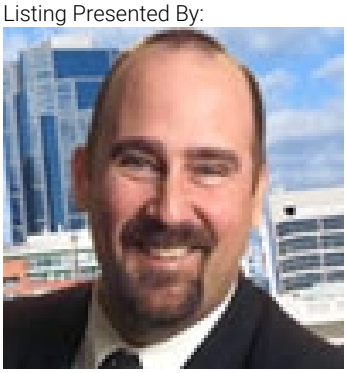


PT LT 5 CON 2 LEITCH Township Cochrane Ontario

$91,900

Looking for acreage in the Cochrane area? This approximately 74.35-acre vacant land parcel is located on Silver Queen Lake Road, about 21.4 km from Tim Hortons in Cochrane. Zoned RU - Rural, the property allows for a variety of potential rural uses, which may include a single detached dwelling, seasonal dwelling, agricultural use, forestry use, conservation use, hobby farm, hunt camp, outdoor recreation area, and home occupation, subject to buyer due diligence, municipal approvals, and all applicable zoning requirements. The property includes timber, mineral, and surface rights. The Seller advises that the previous owner had the timber harvested in approximately 2020; the land now features natural regrowth and open areas. Located on a year-round maintained road and situated near access to the Big Abitibi River and surrounding lakes, this property offers plenty of nature nearby. Hydro One service and telephone lines are available at the road, just off Silver Queen Lake Road. Buyers are advised to verify zoning, permitted uses, services, access, development potential, and any costs associated with utility connections or future improvements. (id:6769)

Listing Presented By:



Originally Listed by:
BOREAL REAL ESTATE LTD.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca