



Township - PCL 2372 Cochrane Ontario

\$109,000

This is your opportunity to own a large lot of land, 154 Acres to be exact- direct access to Crown land, which neighbours the property to the North, East, and South. The property has 520 meters (1706.04 feet) of access from an unmaintained road allowance that extends off of Glackmeyer Concession 4&5. The Abitibi River is only 1 km from the Southeast corner of the property, and the road allowance of concession 4&5 gives you easy direct access to the river. The Cochrane Airport is only 6.2km from the property. The property has a small creeks that run throughout and a small pond in the center of the property near the North end. Topographical maps show the West side of the property has some wet areas, but the East side is dry, having a 10-meter-high (32 feet) difference from the West side. The wet areas are great for attracting large game like Moose. The Town of Cochrane is only 15 km from the property, which provides you with easy access to all your essentials. Gas, groceries, pharmacy, hospital and hardware stores. Glackmeyer Township is an organized township within the boundary of the Municipality of Cochrane, and you would need a building permit to build. A review of the original patent reveals that the property has the following rights. SURFACE RIGHTS COME WITH THE PROPERTY. ALL TREE RIGHTS COME WITH THE PROPERTY. MINING RIGHTS ARE RESERVED TO THE CROWN. (id:6769)

Listing Presented By:



Originally Listed by:
HOMELIFE OPTIMUM REALTY

RE/MAX Realty Professionals

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

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