

Other  
Vacant Land

**200 000 \$CAD**



**OVERVIEW**

Built in <b>N/A</b>	Nb floors <b>N/A</b>	Exterior material <b>N/A</b>
Beds. <b>N/A</b>	Baths. <b>N/A</b>	Parking spaces <b>Driveway: N/A</b> <b>Garage: N/A</b>
Building evaluation <b>N/A</b>	Building area <b>N/A</b>	
Terrain evaluation <b>N/A</b>	Terrain area <b>N/A</b>	
Total yearly taxes <b>800 \$CAD</b>	Occupation date <b>N/A</b>	

**ADDRESS**

**Lacloche Park**

City <b>Massey</b>	Province <b>ON</b>
Country <b>Canada</b>	Postal code <b>P1H1H0</b>

**CONTACT**

**Andrew Sobczak**  
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Phone number: (705) 300-3286  
Cell number: N/A

For sale: By owner

**FEATURES**

Accessories	Exterior	Heating	Interior	Services
Alarm system	Garage	Central A/C	Finished basement	Municipal water/sewage
Central vacuum	Garden	Coal	Garage	Nearby clinic/hospital
Fireplace	Garden shed	Electrical	Solarium	Nearby downtown
	Patio/terrace	Forced air	Spa	Nearby kindergarten
	Pool (above ground)	Natural gas	Workshop	Nearby park
	Pool (inground)	Oil		Nearby public transit
	Spa	Thermopump		Nearby school
	Waterfront	Wood		Nearby stores

## PROPERTY DESCRIPTION

### 1.4 acre lot 295' on lake Huron in 18000 acres park

1.4 acre lot 295' on lake Huron surrounded by 18000 acres park in Ontario Canada

Lakefront 295' on lake Huron 1.4 acre building lot surrounded by 18,000 acres LaCloche provincial park in Ontario, Canada

REDUCED, OPEN FOR OFFERS ...

1.37 acre building lot with 295` of sandy and pebbles beach  
with gorgeous rocky point on North Channel of Lake Huron ...  
surrounded on 3 sides by 18,000 acres of LaCloche provincial park ...  
jewels like this lakefront building lot are rarely, if ever, offered for sale ...  
North Channel offers world class sailing ...  
you can't buy crown land or land within provincial park or conservation areas anymore ...  
this lot is on mainland and LaCloche park is open to public but there are no roads through it  
so the lot can be accessed on foot through forest from Fort LaCloche or by water or air ...  
closest marinas in town of Little Current or MacBean Harbour in Sagamok reserve are 9 miles away ...  
the lot is backing into quartz covered mountains with several small lakes on top ...  
hunting is allowed in the park according to MNR ...  
strong cellular signal, survey is available ...

this property has overland access, it's located on mainland, before I bought it walked to it 3 km through the forest from Fort LaCloche, old MNR ranger camp

I know a bank which can get you mortgage for it with only 35% down, normally 50% down is required for vacant land.

Property taxes are \$800. Asking price \$200k CAD REDUCED AGAIN, open for offers

<http://www.youtube.com/watch?v=IyDI29-D9r4>  
<https://youtu.be/vweWsRctSuM>

exact location at <https://goo.gl/maps/9136o3YKFey>  
GPS coordinates  
46.103722, -82.039500  
46°06'13.4"N 82°02'22.2"W

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Life is ten percent what you make it, and ninety percent how you take it !  
When the power of love overcomes the love of power, the world will know peace.

◉ ADDITIONAL PICTURES





















