

# \$799,000 - LOT 22 CONCESSION 3

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## Listing ID: 40474033

**\$799,000**

, 200 acres

Vacant Land

LOT 22 CONCESSION 3, Utterson,  
Ontario, P0B1M0

Take a step on the wild side. Are you looking to own your very own piece of the Canadian Wilderness? Here is your opportunity of a lifetime to own your very own private sanctuary consisting of 200 pristine acres. First time ever offered, this rare and beautiful estate offers you the possibility to establish your ultimate high end nature retreat with plenty of amazing opportunities to establish a private world class hunt camp. Whether its forest, valley, hills, or wetlands, you will have the opportunity to hike and explore for hours in this tranquil blend of both hard and soft woods. Set up your very own nature camp, create hiking, snowmobile and ATV trails, and explore the endless opportunities that lay hidden in this northern oasis. The property consists of the perfect blend of OS2 and EP1 zoning. Teeming with an abundance of native animals including white tailed deer, moose, black bear, turkey and rabbit just to mention a few. The wetlands are especially attractive to white tailed deer and moose. Hike up to Bluffers Rock and enjoy a breathtaking vista of the property. Just imagine sipping your morning coffee as you watch nature unfold. The property consists of two 100-acre parcels that have been merged and are being offered

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as a single purchase of 200 acres. Located in the heart of Muskoka the property is situated approximately 25 minutes from either Huntsville or Bracebridge. (id:49587)

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Listing Office:Re/Max Professionals North, Brokerage, Bracebridge