

\$499,900 - PART LOT 25 18 Concession W

Listing ID: 40599366

\$499,900

Vacant Land

PART LOT 25 18 Concession W, Tiny,
Ontario, L9M0J1

Awesome rural property of approximately 50 acres located steps from Georgian Bay. The perfect place to build your dream home/cottage or for future investment of the trees. This predominantly hardwood bush was purchased in 2015 and enrolled in the Ontario Managed Forest Tax Incentive Program lowering property taxes from the 100% Residential Rate down to 25%. A 2020 Stand Improvement Thinning was conducted to reduce tree stocking to optimum levels. Emerald Ash Borer-vulnerable trees were removed, and the percentage of Sugar Maple and Red Oak was thereby increased. All logging was by the sustainable Selection System. Access is excellent, as is Deer hunting and general wildlife viewing. Future commercial harvesting is scheduled for 2030. Counter to most private land harvesting, wherever we had a surplus of trees, we cut the poorest quality ones, leaving the best genetic stock (and money on the table). The property is has many unique features including a small section of the Nippissing Ridge, a few trails and a small cleared area closer to the West boundary. Located in North Simcoe and offers so much to do - boating, fishing, swimming, canoeing, hiking, cycling, hunting, snowmobiling, atving, golfing, skiing and along with theatres, historical

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tourist attractions and so much more. Only 5 minutes to Penetang, 40 minutes to Orillia, 40 minutes to Barrie and 90 minutes from GTA. (id:50245)

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Listing Office:RE/MAX Georgian Bay Realty Ltd., Brokerage (King St)