

# \$197,500 - 0 YEARLEY Road

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## Listing ID: 40610928

**\$197,500**

, 10 acres

Vacant Land

0 YEARLEY Road, Sprucedale, Ontario,  
P0A1Y0

Excellent building lot with over 10 acres of useable land, made up of a mixed forest - deciduous and coniferous. The property is accessible by a municipally-maintained year-round road. A very quiet setting but close to amenities. There is an abundance of wildlife, check out photos to see who has visited the property lately. A large spring-fed pond for your enjoyment. Close to the Sequin trail; many lakes in the area. A 3-minute drive to Sprucedale for supplies, LCBO, municipal services, and landfill. A 30-minute drive to Huntsville, 1-hour to North Bay. The Sprucedale area is known for its community of artists and musicians. Hydro easement crosses the property allowing for easy connection. WIFI, and cellular data are available. The property includes two PIN numbers, the second PIN for this property is 521690014. (id:50245)

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Listing Office: Real Estate Homeward, Brokerage, Gravenhurst