

# \$199,900 - PART LOT 32 CONCESSION 9 Line

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## Listing ID: 40580044

**\$199,900**

, 68 acres

Vacant Land

PART LOT 32 CONCESSION 9 Line,  
Baysville, Ontario, P0A1B0

Wilderness & Wildlife Enthusiasts take note of this unique and special parcel of land in Muskoka, if you seek absolute tranquility and oneness with nature and away from it all! This maturely forested 68-acre area of land is an off-grid sanctuary of serenity, located approximately .8 mile from Moot Lake Road, where access is by way of foot, ATV and/or snowmobile/snowshoe ...that results in a heavily discounted price. The trek over a man-made nature trail is quite scenic and adventuresome with short sections that cross marshy wetlands that use an ingenious log corduroy pathway. Evidence of wildlife abounds in all directions, including a vast variety of birds, white-tailed deer, moose and much more! The subject land's interior boasts a captivating water system that includes a large pond, enormous beaver dam, meandering stream and granite rock bluffs and outcrops of every imaginable kind, many sections of which are covered in smooth, vibrant green moss. The forest floor is covered in patches of flowers, mushrooms and flora & fauna of so many descriptions! This sort of opportunity doesn't come along often! An oasis of intrigue awaits to enliven your senses! Drive north to Muskoka, only 2 hours from the GTA, to embrace this mecca

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of Muskoka's finest woodlands, located off Highway 117 between Bracebridge and Baysville. There is also a groomed network of trails for ATVing and snowmobiling in the not-too-distant vicinity that goes for miles and miles in all directions. Keep your boat at a nearby marina on Lake of Bays! Visit nearby towns for great restaurants, shopping and other cool amenities. It's all here, at a fraction of the cost of similar acreage parcels with 4-season road access! (Contact the listing agent for geographic coordinates and special instructions.) Come see for yourself why the likes of Indiana Jones would be envious! (id:50245)

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Listing Office: Forest Hill Real Estate Inc., Brokerage, Dorset