



# Little Boshkung Lake

1991 TWELVE MILE LK RD

\$1,550,000



## OVERVIEW



## ABOUT THIS PROPERTY

Extraordinary property with 867 ft frontage on 48 acres. Main cottage plus 3 cabins, for a family compound. Very private on a 3 lake chain, fantastic for boating and fishing. Beautiful property for a family getaway.

## FEATURES



48 Acres



Little Boshkung Lake

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 1991 TWELVE MILE LAKE Road, Minden, Ontario K0M 2K0

Listing

Client Full  
**Active / Residential**

**1991 TWELVE MILE LAKE Rd Minden**

MLS® #: 40455531

Price: \$1,550,000

## Haliburton/Minden Hills/Minden Cottage/House



Water Body: **Little Boshkung Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **1,100**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,100/LBO provided**  
DOM: **63**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$4,100.00/2023**



## Remarks/Directions

**Public Rmks:** In the family since 1967, this extraordinary property is a cherished legacy. Set against a rock & sand shoreline of 867', this 48 ac haven offers ultimate privacy. Explore scenic waterfront trails and a towering rock face behind the property, further enhancing the property's magnificence. Within a secluded bay—a beautiful natural sand beach, inviting you to play with the children or lay in the sand. Dive into the deep waters from the private dock, or relish the lakeside decks. Two historical log cottages grace the waterfront, additionally, two basic cabins provide additional beds for guests. This Algonquinesque property showcases windswept pines & captivating rock outcroppings. Experience log cottage charm as you step into the rustic interior boasting an abundance of wood & wood-burning fireplace. The main cottage, proudly perches atop a rocky point, offering awe-inspiring views of the lake. High wood and log ceilings, create an atmosphere of openness and tranquility. Delight in a beautiful sitting and dining area that spans the front, providing the perfect setting for leisurely evenings, watching the lake and sky unfold their mesmerizing beauty. The refreshed and bright kitchen offers ample cupboards, and provides the space for delightful family meals and conversation. Outdoor decks, both at the cottage & waterfront offer enchanting spaces. This property is situated within a three-lake chain of Little Boshkung, Boshkung, and Twelve Mile Lakes. Convenient marina, dining options, and extensive boating opportunities, for endless adventures on the water. Despite its serene seclusion, this paradise is conveniently located only 15 minutes from Minden, easily accessible via Highway 35, offering supplies and services. Don't miss the opportunity to make this cherished property your own, to forge a new chapter within its timeless embrace, and create your own memories that will be passed down through generations. Adjacent lot may also be purchased to add water frontage.

**Directions:** From Minden, Highway 35 to Twelve Mile Lake Road to 1991

## Common Elements

### Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Beach Front</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Clean, Deep, Mixed, Rocky, Sandy, Shallow</b>	Frontage:	<b>867.00</b>
Shore Rd Allow:	<b>Not Owned</b>	Exposure:	<b>North, East</b>
Channel Name:		Island Y/N:	<b>No</b>

### Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
<b>Bunkhouse</b>	<b>1</b>			<b>No</b>
<b>Bunkhouse</b>	<b>1</b>			<b>No</b>
<b>Bunkhouse</b>	<b>1</b>			<b>No</b>

### Exterior

Exterior Feat:	<b>Deck(s), Fishing, Porch-Enclosed, Privacy, Recreational Area, Seasonal Living</b>			Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Log, Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>Piers, Stone</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>/Historic/</b>			Rd Acc Fee:	<b>\$300</b>
Property Access:	<b>Municipal Road, Private Road, R.O.W. (Deeded), Year Round Road</b>			Winterized:	<b>Not Winterized</b>
Other Structures:	<b>Other</b>				
Garage & Parking:	<b>Outside/Surface/Open</b>			Garage Spaces:	
Parking Spaces:		Driveway Spaces:	<b>6.0</b>	Sewer:	<b>Septic</b>
Services:	<b>Cell Service, Electricity, High Speed Internet Avail, Telephone Available</b>			Acres Rent:	
Water Source:	<b>Lake/River</b>			Lot Shape:	<b>Irregular</b>
Lot Size Area/Units:	<b>47.899/Acres</b>			Land Lse Fee:	
Lot Front (Ft):	<b>867.00</b>				
Location:	<b>Rural</b>			Retire Com:	
Area Influences:	<b>Beach, Golf, Lake/Pond, Major Highway, Quiet Area, Skiing, Trails</b>			Fronting On:	
View:	<b>Bay, Beach, Forest, Hills, Lake, Panoramic, Trees/Woods</b>				
Topography:	<b>Hilly Level Rocky Rolling Sloping Wooded/Treed</b>				



Topography: **Timber, Level, Rocky, Rolling, Sloping, Wooded, Tree**  
Restrictions: **Easement, Right-of-Way**

Fronting On: **North, East**  
Exposure:

### Interior

Interior Feat: **Water Heater, Workshop**  
Basement: **None** Basement Fin:  
Laundry Feat: **In Area, In Bathroom**  
Cooling: **Window Unit**  
Heating: **Baseboard, Electric, Fireplace-Wood, Wood**  
Fireplace: **1/Family Room, Fireplace Insert, Wood**  
Under Contract: **Hot Water Heater**  
Inclusions: **Furniture**  
Add Inclusions: **Some furniture, Washer & Dryer, Refrigerator, Stove.**  
Exclusions: **Some furniture to be removed by the family before closing.**

FP Stove Op:  
Contract Cost/Mo:

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 10 CON 12 MINDEN; MINDEN HILLS See Schedule for full Legal Description.**  
Zoning: **SR / RU** Survey: **Unknown/**  
Assess Val/Year: **\$526,500/2023** Hold Over Days:  
PIN: **391880171** Occupant Type: **Owner**  
ROLL: **461603200076210**  
Possession/Date: **Flexible/** Deposit: **5% Min**

### Brokerage Information

List Date: **07/18/2023**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 09/19/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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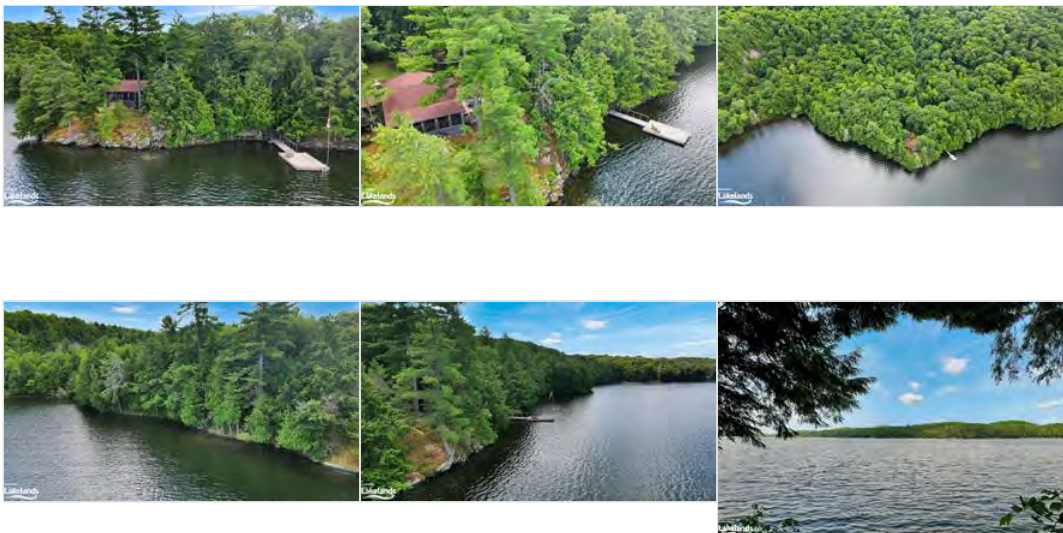
### Rooms

**MLS® #: 40455531**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	23' 7" X 16' 0"	7.19 X 4.88	
Eat-in Kitchen	Main	15' 6" X 13' 0"	4.72 X 3.96	
Bedroom Primary	Main	14' 6" X 19' 0"	4.42 X 5.79	
Bedroom	Main	8' 6" X 9' 10"	2.59 X 3.00	
Desc: Note 3 additional cabins for extra sleeping space on the property				
Porch	Main	24' 0" X 8' 0"	7.32 X 2.44	
Desc: Includes sitting area and dining table				
Bathroom	Main	9' 0" X 9' 0"	2.74 X 2.74	4-Piece
Desc: Lovely outside shower house with heat that includes toilet, sink, inside shower, outside shower and stackable laundry.				

### Photos

**MLS® #: 40455531**





Main Cabin

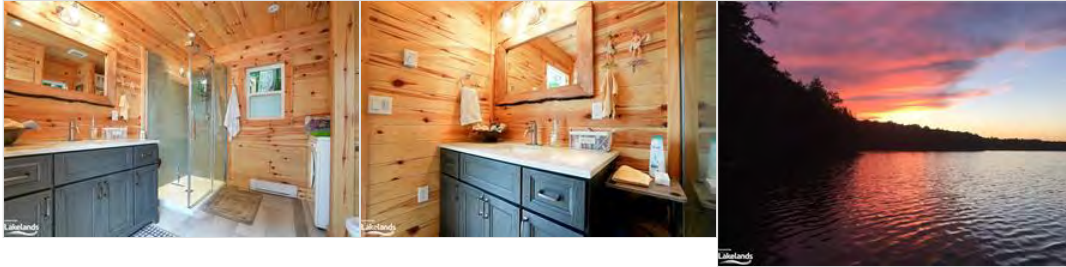








Shower House



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## SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale dated the \_\_\_\_ day of \_\_\_\_\_, 2023 between:

**BUYER:**

**SELLER:** Estate of Doreen Heather Hodsoll

for the purchase and sale of the property described as:

1991 Twelve Mile Lake Road, Minden Hills, ON  
PIN 39188-0171 (LT) (**specifically excluding LT 8, PL 542**)  
PT LT 10 CON 12 MINDEN; TOWNSHIP OF MINDEN HILLS  
(the "**Property**").

### **FULL LEGAL DESCRIPTION:**

PT LT 10 CON 12 MINDEN AS IN H37233 & H61726 EXCEPT PT 1 & 2, 19R2419, PT 4, 5, 6, 19R2694, H52579, H48213 & PL 542 ; S/T H151896, H179349, H179346, H177399, H166541, H165992, H165991, H161757, H160045, H139434, H139433, H136324, H136295, H135329 SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 1 19R3225 IN FAVOUR OF PT LT 11 CON 12 MINDEN PT 1 TO 3 19R4097, PT 1 19R8448, PT RDAL IN FRONT OF LT 11 CON 12 MINDEN PT 1 19R5131(CLOSED BY H200313) AS IN HA27349 TOGETHER WITH AN EASEMENT OVER PT LT 9 CON 12 MINDEN PT 1 19R7406 AS IN HA28941 SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2-4 19R9360 IN FAVOUR OF PT LT 10 CON 12 MINDEN PT 1, 19R2419 AS IN HA28942 TOGETHER WITH AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 4 19R7406 AS IN HA28943 SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2,3,5 19R9360 IN FAVOUR OF PT LT 10 CON 12 MINDEN PT 1, 19R4176 AS IN HA28944 SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2,3,5 19R9360 IN FAVOUR OF PT LT 10 CON 12 MINDEN PT 2, 19R4176 AS IN HA28944; SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2 19R7406 IN FAVOUR OF PT LT 10 CON 12 MINDEN PT 1, 19R2419 AS IN HA28946; SUBJECT TO AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2 19R7406 IN FAVOUR OF LT 8 CON 12 MINDEN; PT LT 8-9 CON 11 MINDEN; PT LT 9 CON 12 MINDEN AS IN H155766 AS IN HA28946; TOWNSHIP OF MINDEN HILLS

1. The Seller shall have the right up to the day of closing to remove any, if not all, chattels, furniture items and appliances. Any chattels, furniture items and appliances not removed by the Seller and remaining on the Property on the closing date shall be deemed to be included in the purchase price herewith, and title to same shall be deemed to be transferred to the Buyer concurrently with the registration of the Transfer to the Buyer, subject to the qualification that the Seller offers no representation or warranty regarding the fitness or quality of any such item, all such items collectively being acquired by the Buyer on an "as is" basis.

2. The Buyer acknowledges and agrees that the Buyer is purchasing the Property on an “as is, where is” basis in all respects. The Seller makes no representation or warranty with respect to the location or state of the improvements on the Property including, without limitation, the buildings, decks, docks, septic system or water system. The Seller makes no representation or warranty with respect to potential construction on, or redevelopment of, the Property or with respect to the availability of permits for same.
3. The Buyer acknowledges and agrees that any planning reports, documentation or communication with the municipality that is shared is not to be solely relied upon and that any further confirmation of development, severance or other due diligence deemed necessary is the sole responsibility of the Buyer and the Buyer’s representatives. The Seller and any associated parties inclusive of listing agents or consultants are not to be held liable in the event of any inaccuracies.
4. The Buyer acknowledges and accepts the existing access to the Property over Twelve Mile Lake Road and over the laneway leading from Twelve Mile Lake Road to the Property. The Buyer acknowledges and accepts that the laneway serves, and will continue to serve, four properties, being PIN 39188-0171 (the “**Hodsoll Cottage**”), PIN 39188-0091 (the “**Hodsoll Vacant Waterfront Parcel**” to the west), PIN 39188-0089 (the “**Bailey Cottage**” to the east) and PIN 39188-0088 (the “**Bailey Vacant Waterfront Parcel**” to the east). Twelve Mile Lake Road is maintained by the cottagers/homeowners on the road at a current annual cost of \$300 per cottage/home. The laneway is maintained by the owners of the Hodsoll Cottage, the Hodsoll Vacant Waterfront Parcel, the Bailey Cottage and the Bailey Vacant Waterfront Parcel on a shared, equal and as-needed basis.
5. The Buyer acknowledges and accepts that an Application for Severance (Consent) has been submitted to sever a vacant strip of land from the property having dimensions of approximately 10m x 139m +/- and to add that strip to the Bailey Cottage, being the neighbouring property to the east as shown in Schedule “\_\_\_” attached. The Buyer covenants and agrees to provide any signed transfer and/or other documentation which may be reasonably required to complete the severance and lot addition as contemplated by the Application, either before or after closing.
6. The Buyer acknowledges and agrees that the shore road allowance is not owned by the Seller and is therefore not included in the Property to be conveyed in accordance with this Agreement of Purchase and Sale.



# THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

7 Milne Street, P.O. Box 359, Minden, Ontario K0M 2K0

Telephone: 705-286-1260

Website: [www.mindenhills.ca](http://www.mindenhills.ca)

Email: [admin@mindenhills.ca](mailto:admin@mindenhills.ca)

Aug5/22

Sue Leitch  
288 Reynolds St Unit 6  
Oakville ON L6J 3L4

**Attention:** Sue Leitch


Dear Sir/Madam:

**Re: 1991 Twelve Mile Lake Road**  
**Roll No.: 4616 032 000 76210.0000**  
**Lot 10 Con 12**

We hereby acknowledge your letter dated Aug 4/22

A search of our records indicates there are available sewage system use permits on this property.  
Please see attached correspondence

Yours truly,



Claudia Krause

Building Inspector MLEO (Septic)  
Township of Minden Hills  
7 Milne St., PO Box 359  
Minden, ON, K0M 2K0  
(705) 286-1260 Ext. 517





# SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

Screen  
FILE NUMBER

MI-23-02

Owner \_\_\_\_\_ Date X JUNE 3, 2002

County/City/Twp. MINDEN Lot# 10 Conc.# 12

Plan # \_\_\_\_\_ Sub Lot # \_\_\_\_\_ Roll # 4616 032000 Emergency # 911 \_\_\_\_\_

76210

## 1. Assessment of Property

- Surface drainage: good fair poor
- Slope of ground: level gradual steep
- Clearances (horiz.): satisfactory unsatisfactory
- Percolation rate: 10 min./cm. Measured ☐ Estimated ☒

## 2. Decision: On the basis of your application the property is:

- Acceptable if system is installed as outlined in item 3 below ☒
- Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision by writing to:  
The Building Code Commission  
777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC COVER
0.5	BROWN FINE SILTY SAND
1.0	BEDROCK VARIES
1.5	
Show rock elevation <u>W</u>	
Show water table <u>W</u>	

## 3. Requirements of Sewage System:

- Working capacity of Septic Tank: 6150 litres Holding Tank: \_\_\_\_\_ litres
- Length of absorption trench required \_\_\_\_\_ metres. c) Filter bed area 50 sq.m.; contact area 50 sq.m.
- d) Size of system is based on 5 bedrooms and / or 420 fixture units. Commercial details \_\_\_\_\_

Area of Building: 4200 m<sup>2</sup>

- Proposed layout of sewage system, as below ☒ or, as per attached drawing(s) ☒

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION (WATER SUPPLY)

- Registered under Ontario New Home Warranties Plan Act. - YES ☐ NO ☒

ENSURE FINAL GRADE IS A  
MIN. 1.5m ABOVE BEDROCK

2) AGGREGATE SHEET REQ'D  
FOR FINAL

3) ENSURE COMPLIANCE WITH  
PAR 8 OF O.B.C.

JULY 10/02 - KEITH THOMAS

CALLED TO IMPROVE GRANULARITY  
OF EITHER THE BED 34m OR  
FILTER BED 9.37m<sup>2</sup>

NOTES: 1) If a reserve area is indicated in the above-mentioned comments / drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.  
2) It is an offence to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3.

Inspected and Recommended by  
(Appointed Inspector - Part 8)

Date

Issued

(Designated Sewage Inspector - Part 8)

## OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6  
22 Duxee Ave. S., Campbellford, Ontario K0L 1L0  
35 Alice St., Brighton, Ontario K0K 1H0  
Hwy. #118, Haliburton, Ontario K0M 1S0  
108 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (905) 385-9100  
PHONE (705) 653-1550  
PHONE (613) 475-0933  
PHONE (705) 457-1391  
PHONE (705) 324-3569

EH-LC-140-02





## SEWAGE SYSTEM INSTALLATION REPORT

Screen

M1-23-02

FILE NUMBER

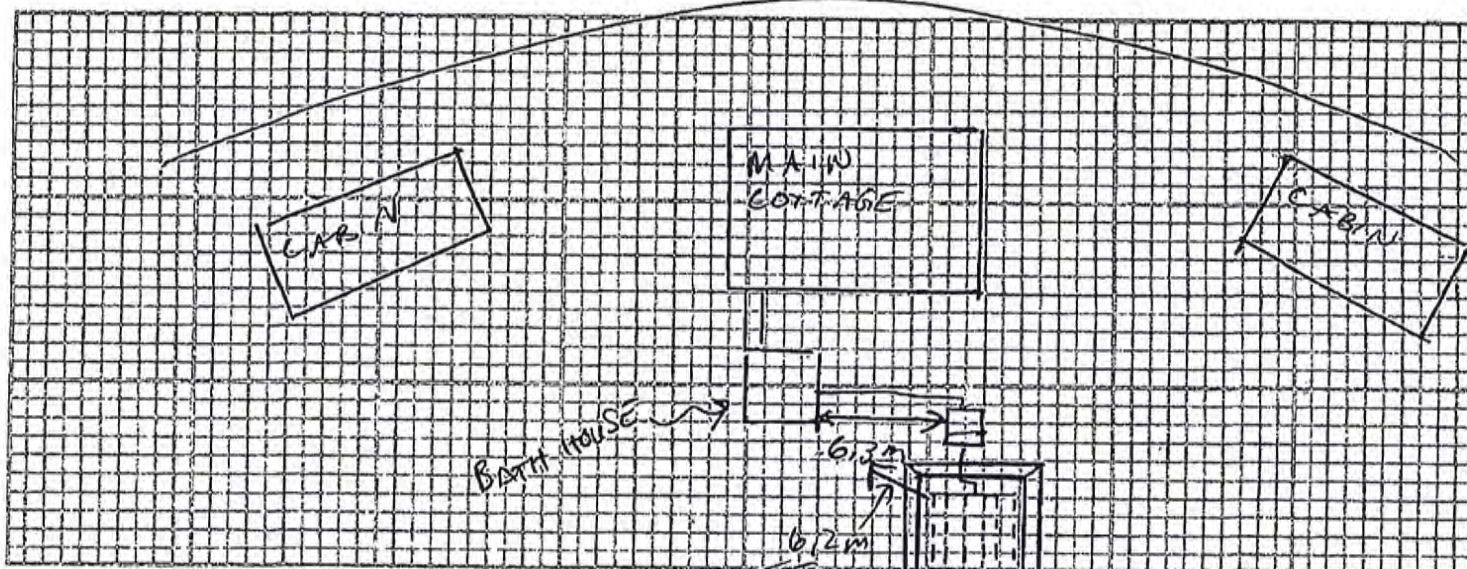
### REPORT

INSTALLED BY: F. THOMAS CONTRACTING.

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 6750 litres constructed of steel/concrete/fibreglass, Manufacturer P
- Distribution Pipe Type PVC Absorption Trench System ☐
- Filter Bed System ☒; Filter Bed Area 32.82 sq. m.; Contact Area 32.82 sq. m.
- Total 32.4 Linear Metres in 6 runs of 5.4 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 5 bedrooms and/or 420 fixture units Commercial details N/A
- Area of Building: 2200 m<sup>2</sup>
- Other FILTER BED 6.2 m x 6.1 m.

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☒



The following work remains to be completed Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☒; Finish grading to shed run-off and divert water around leaching bed ☒; Other \_\_\_\_\_

### INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to

DOREEN + ELMAR HODSOLL

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # M1-23-02

Such system being located on Lot 10 Conc. 12 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_ Roll No. 4660320076210

Township / County / City MINDEN

Emergency # 911

Inspected and Recommendeded by  
(Appointed Inspector - Part 8)

Francis Stucka

Date

July 18, 2002

Issued

(Designated Sewage Inspector - Part 8)

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.



**TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**TAX BILL****FINAL 2023**

Billing Date

**Jun 21, 2023**Roll No. **4616 032 00076210.0000**

Mortgage Co: GROUP CODES

Mortgage No. G337

1991 TWELVE MILE LA RD  
CON 12 PT LOT 10

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	499,000	RES FULL - MUNICIPAL	0.00419856	2,095.08	0.00153000	763.47
		RES FULL - COUNTY	0.00235833	1,176.81		
Sub Totals		Municipal Levy		3,271.89	Education Levy	763.47
Special Charges/Credits			Summary			
			Tax Levy Sub-Total (Municipal+Education)		4,035.36	
			Special Charges/Credits		0.00	
			2023 Tax Cap Adjustment		0.00	
			Final 2023 Taxes		4,035.36	
			Less Interim Billing		(1,953.80)	
			Past Due/Credit (As of 06/21/2023)		0.00	
Total			Total Amount Due			\$ 2,081.56

PLEASE RETAIN BILL FOR INCOME TAX PURPOSES

PLAN 150		RECEIVED AND DEPOSITED		
DEPOSITED UNDER THE REISTRY ACT		14th Nov 1988		
RECEIVED 11 NOV 1988		CHUNG KONG LAM		
DATE		LAMO REGISTRAR 738		
NAME		THE REISTRY DIVISION		
OFFICE		OF HONG KONG		
CAUTION - THIS PLAN IS NOT A PART OF SUBMISSION WITHIN THE MEANING OF THE PLANNING ACT		OF HONG KONG (AP 15)		
SCHEDULE				
PART	LOT	CON	PART OF INST.	AREA
				2.11
1	10	311	(12543)	1177
2				

[illegible]

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT  
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT AND THE MINISTRY ACT AND THE  
REGULATIONS MADE THEREUNDER.  
THIS SURVEY WAS COMPLETED JULY 19, 1988.  
LABOURTOWN, ONTARIO  
AUGUST 17, 1988.  
*Robert Woodcock*

**BEARING NOTE**  
BEARINGS ARE ASTROMIC AND DERIVED FROM THE CENTER LINE OF THE ORIGINAL ALIGNMENT FOR ROAD BETWEEN LOTS 10 AND 11 CORSEY ST. HAVING A BEARING OF N 0° 51' 40" W AS SHOWN ON PLAT 188-2-2.

**BISHOP & WILSON LTD.**  
ONTARIO LAND SURVEYORS

**HEAD OFFICE:**  
SUITE 200, HALBURTON  
ONTARIO, CANADA  
T8C1B6S7-2411

**BRANCH OFFICES:**  
3 KING ST. E. WEXFORD, ONTARIO  
200 EGLINTON ST. W. TORONTO, ONTARIO  
17051 24TH AVE. S. CALGARY, ALBERTA



**SCALE**



## PROPERTY INDEX MAP

HALIBURTON(No. 19)

## LEGEND

- |                                  |      |       |
|----------------------------------|------|-------|
| PREHOLD PROPERTY                 | 0449 | 08050 |
| LEASEHOLD PROPERTY               |      |       |
| LIMITED INTEREST PROPERTY        |      |       |
| CONDOMINIUM PROPERTY             |      |       |
| RETIRED PIN (MAP UPDATE PENDING) |      |       |
| PROPERTY NUMBER                  |      |       |
| BLOCK NUMBER                     |      |       |
| GEOGRAPHIC FABRIC                |      |       |
| EASEMENT                         |      |       |

**THIS IS NOT A PLAN OF SURVEY**

## NOTES

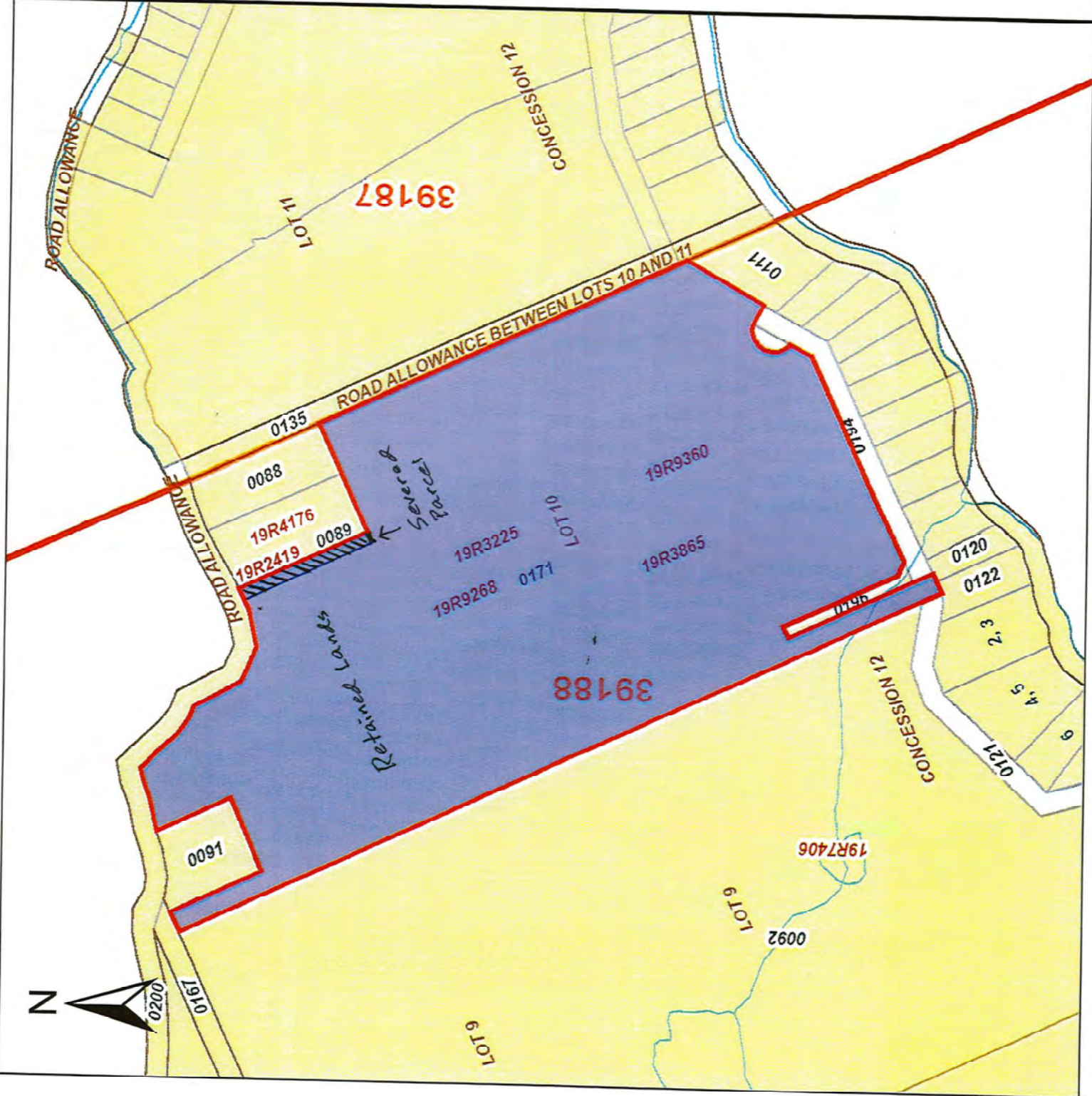
REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED





# 1991 Twelve Mile Lake Road, Little Boshkung Lk



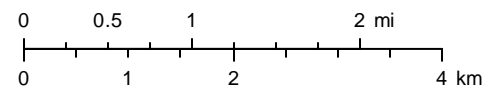
May 20, 2022

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1:72,224



# 1991 Twelve Mile Lake Road, Little Boshkung Lk



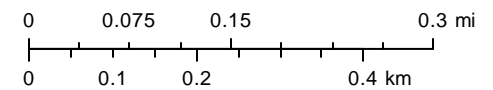
May 20, 2022

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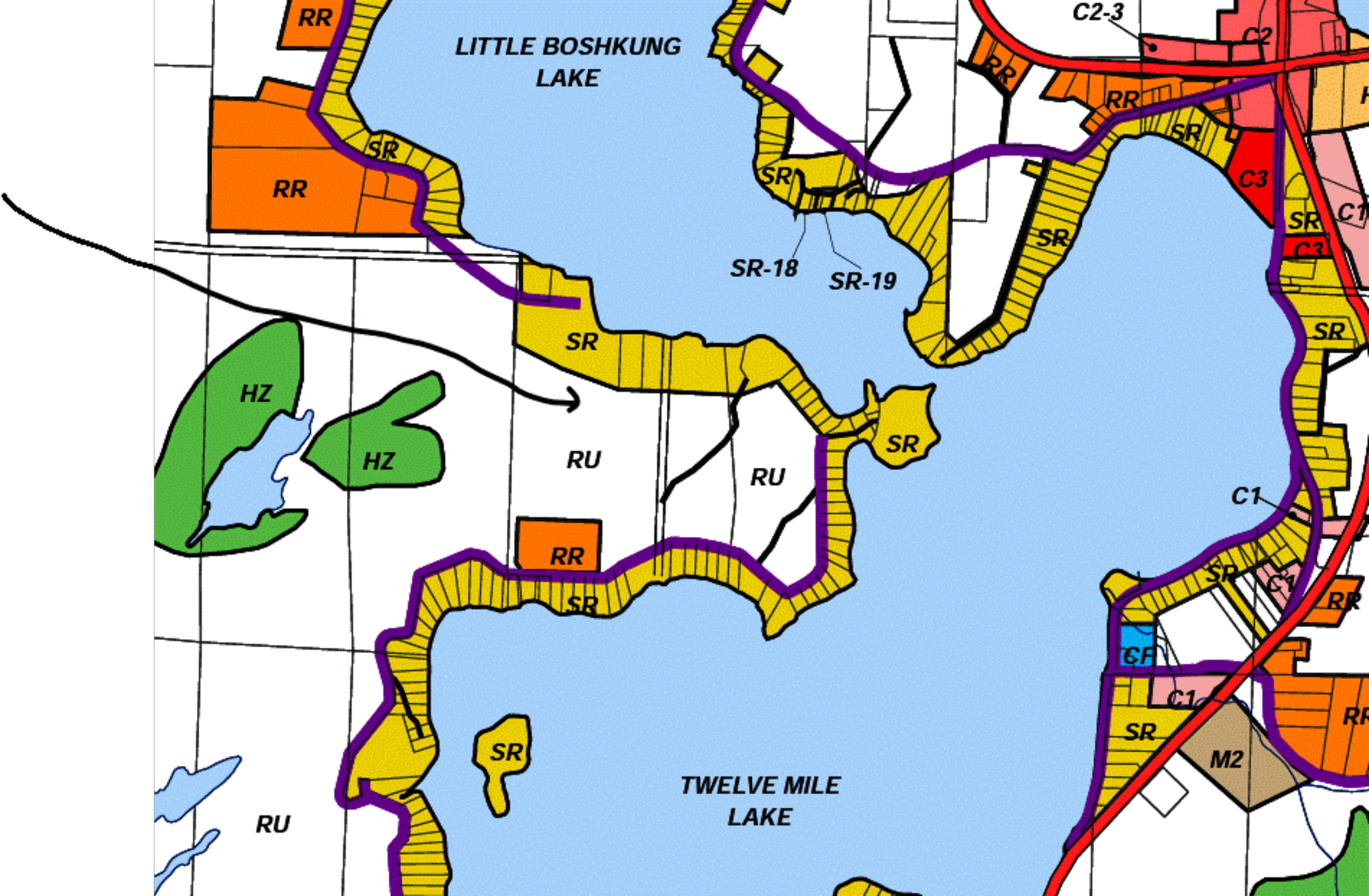
1:9,028













Location: 10 km (6 mi) north of Minden  
 Elevation: 303 m (1,010 ft)  
 Surface Area: 337 ha (832 ac)  
 Mean Depth: 11.8 m (39.4 ft)  
 Max Depth: 27 m (90 ft)  
 Way Point: 78° 43'00" Lon - W 45° 01'00" Lat - N



# Twelve Mile & Little Boshkung Lakes

## Fishing



As one of the larger and easier accessible lakes in the area, Twelve Mile Lake does receive plenty of angling attention throughout the year. The same holds true for Little Boshkung Lake, since it is connected to Twelve Mile Lake. Both lakes continue to provide consistent results for smallmouth bass and lake trout.

Fishing is best for resident bass. Smallmouth can be found in the 1.5 kg (3.5 lb) range, although they are caught larger on occasion. The key to smallmouth success is to work the drop-offs and bottom areas. Bouncing a tube jig off bottom structure is a proven method for finding scrappy smallmouth in these lakes. During slow periods, try slowing the presentation down. In the fall, when the water is cold, the best way to present your jig is dead still in the water.

In the spring and in the summer, one of the most popular methods of fishing smallmouth is using crankbaits, either by casting or on the troll. Trolling will cover the most ground, but the sound of the engine will often spook the smallmouth into running for cover. If you do troll, make sure you have lots of line out. In the summer, when the larger smallmouth go deeper, some anglers have taken to using a downrigger to fish for smallmouth. Jigging can work just as well; the real trick is locating them.

Lake trout fishing is regarded as fair at times but it can be quite slow, especially during the summer months. Ice fishing is the most productive method for these lakers. In winter, it is best to focus efforts off shoals in the upper portion of the lake. The trick is to not focus on just one hole. Rather, drill a series of holes that cover a drop off or point area in a variety of locations and a variety of depths. Limit your time fishing each hole to maybe 15 minutes before moving on to the next hole. A hand-held flash fish finder will certainly help. Using a jigging spoon or baited jig both work well.

In the spring, lake trout are found in the shallower water near shore, and can even sometimes be caught using topwater lures. However, as the weather warms up, lake trout head for deeper waters, usually the very deepest areas of the lake. The only way to get a lure down that deep is to either use a downrigger or a very long line jig.

Slot size and special ice fishing restrictions are in place on these lakes to help the natural lake trout species survive. Be sure to check the regulations for details.

## Facilities



In addition to the boat launches, there are a couple picnic areas off the west side of Highway 35 that make fine places to cast from. Visitors wishing to stay in the area will find a lodge near the south end of Twelve Mile Lake. Alternatively, the town of Minden to the south has plenty to offer visitors and is home to the local Ministry of Natural Resources office.

## Directions



Little Boshkung and Twelve Mile Lake are interconnected lakes and are found a few minutes north of the town of Minden. The main access point on Twelve Mile Lake is found at the northeast end of the lake near the village of Carnarvon. A boat launch can also be found near the northern shore of Little Boshkung Lake off Highway 118.

## Area Indicator

