

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$95,000

Welcome to 1059 Nimigon Lane
Haliburton



Cheryl Bolger

Sales Representative

Build your dream home on this 5-acre property in Haliburton, offering privacy and convenience just minutes from the village. Travel a quiet private road, passing a quaint neighbour's hobby farm, and once you reach the hilltop, the noise fades into peaceful seclusion. With a pre-cleared building area, existing driveway, and septic permit approved for 5 bedrooms, this abundantly treed lot is the perfect blend of rural tranquility and close-to-town convenience.

CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca

Property Client Full

1059 Nimigon Lane, Dysart, Ontario K0M 1S0

Listing

1059 Nimigon Lane Dysart

Active / Residential Freehold / Vacant Land

MLS®#: X12388313

List Price: \$95,000

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$208.95/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 11 CON 9 DYSART PT 1 19R2967 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 8 DYSART PT 5 19R9193 AS IN HA15830 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 9 DYSART PT 8 19R9193 AS IN HA15831 TOGETHER WITH AN EASEMENT OVER PT LT 11 CON 8 DYSART PT 3 19R9193 AS IN HA15841 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Storeys: SF Source:
Lot Front: **427.62** Fronting On:
Lot Depth: **468.36**
Lot Size Code: **Feet**
Zoning: **RR-11L**
Dir/Cross St: **Take county Road 21 turn on to Nimigon Lane and follow to #1059**

PIN #: **391740012**
Holdover: **60**
Possession: **Immediate**

ARN #: **462401200073130** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **0 (0+)**
Island YN:
Central Vac: **No**
Property Feat:
Soil Type:

Garage:
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, Hydro Available, Sewers Available, No Cable, No Telephone**

Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Waterfront: **None**
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Begin your dream build on this stunning residential property in Haliburton. Navigate the quiet private road and pass by a quaint hobby farm operated by the neighbours, then arrive at your own 5-acre parcel of natural beauty and privacy. Once you reach the top of the hill, the outside world fades away - noise disappears, and you're left with a sense of peaceful seclusion. A pre-cleared area is ready for your creative vision, surrounded by an abundantly treed landscape of predominantly hardwood. This property presents an excellent opportunity to craft your dream home mere minutes from Haliburton Village, amenities, public beach, park, and Head Lake Trail. Despite its private and serene setting, you'll remain conveniently close to essentials such as the hospital, Sir Sanford Fleming College Haliburton School of Art and Design, public schools, and public boat launches. With an existing driveway, partially cleared building area, and septic permit approved for 5 bedrooms, this parcel offers the perfect canvas for your dream home. Seize the opportunity to blend urban convenience with rural tranquility in this picturesque location, where nature and modern living harmonize seamlessly.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 09/08/2025

Photos

MLS®#: X12388313

1059 Nimigon Lane, Dysart, Ontario K0M 1S0





"The Heart of the Highlands"

BUILDING DEPARTMENT

SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number: SP2024-015

Owner: [redacted]
Municipal Roll Number: 46-24-012-000-73130-0000
Legal Description: CON 9 PT LOT 11 RP 19R2967 PART 1
Address:

1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	fair	<input type="checkbox"/>	poor
b) Slope of ground:	<input type="checkbox"/>	level	<input checked="" type="checkbox"/>	gradual	<input type="checkbox"/>	steep
c) Clearances (horizontal):	<input checked="" type="checkbox"/>	satisfactory	<input type="checkbox"/>	unsatisfactory		
d) Percolation rate:	<input type="text" value="12"/>	min/cm	<input type="checkbox"/>	measured	<input checked="" type="checkbox"/>	estimated

TEST PIT CONDITIONS

0.2m Organics

0.7m of silty sand and various sized gravels

DESIGNER

[redacted]

INSTALLER

Stoughton's Septic and Electric

2. Approved design of the sewage system includes:

a) Working capacity of septic tank:	5678	litres	Holding tank:		litres
b) Length of absorption trench required:		metres			
c) Filter bed area:	40	sq. m.	Filter sand contact area:	40	sq. m.
d) Loading rate area:		sq. m.	15 metre constructed mantle required:		
e) Size of system is based on:	5	bedrooms	22	fixture units	
Area of building:	200	sq. m.	Commercial details:		
Total daily design sewage flow:	2600	litres			

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: Submit filter medium analysis/aggregate quantities and as built drawings prior to final inspection
No property lines marked
No wells serving the property

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report 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 and design submitted for approval.

Inspected by: Eric Guay Date: March 13, 2024

Issued by: Karl Korpela, Chief Building Official, Karl Korpela Date: March 13, 2024

PLAN OF SURVEY

**PART OF LOT II, CONCESSION IX
TOWNSHIP OF DYSART
COUNTY OF HALIBURTON**
SCALE: 1 INCH = 100 FEET
PAUL WILSON O.L.S.
1983



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

DECEMBER 6 1983 *Paul Wilson*
DATE PAUL WILSON

PLAN 19R-2967
RECEIVED AND DEPOSITED

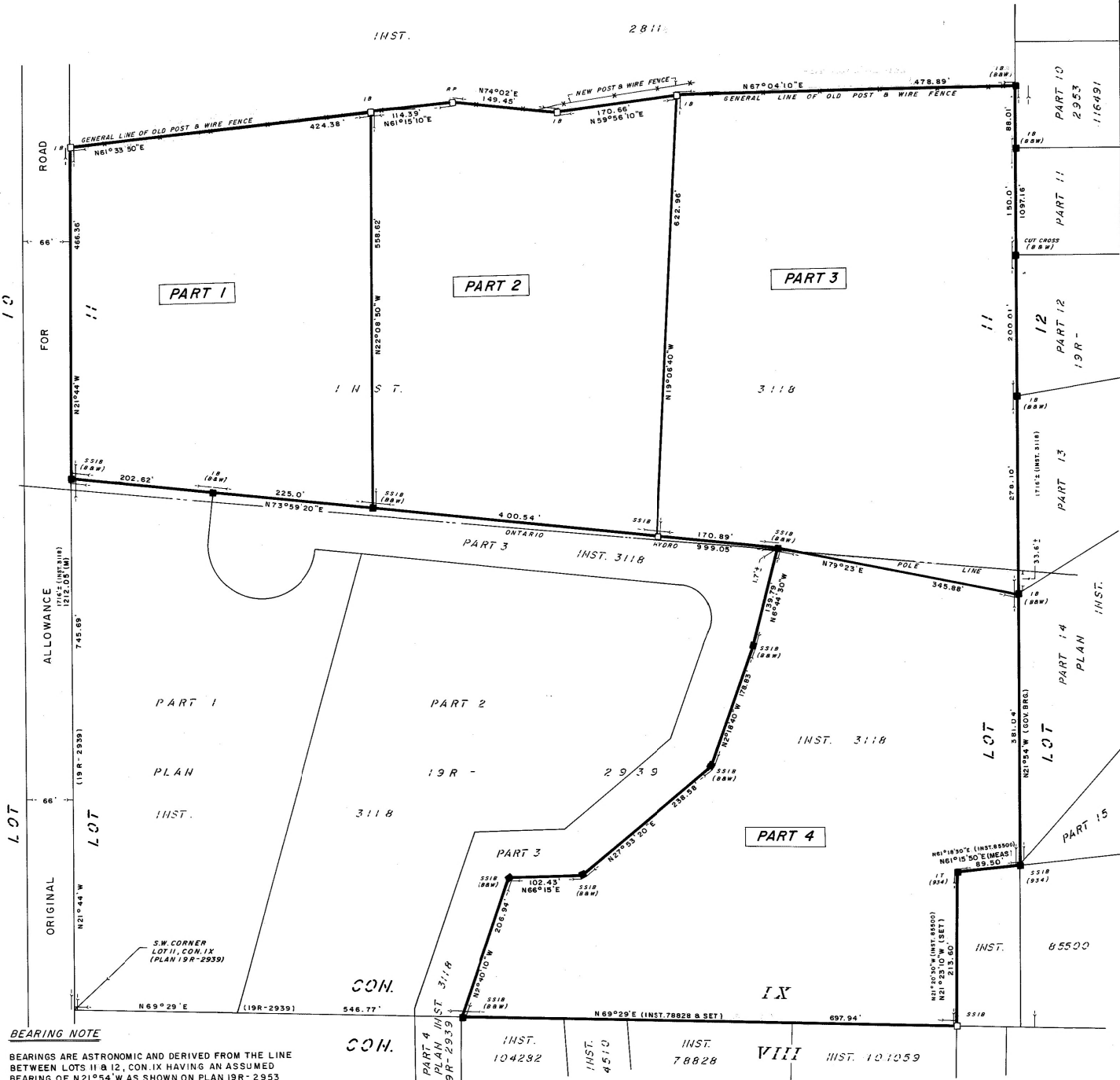
6 Dec. 1983

Jeane A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N^o 19)

CAUTION: THIS PLAN IS NOT A
PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

SCHEDULE

PART	LOT	CON.	PART OF INSTRUMENT	AREA
1				4.983 Acs.
2	II	IX	3118	5.592 Acs.
3				7.538 Acs.
4				7.430 Acs.



BEARING NOTE

BEARINGS ARE ASTROMONIC AND DERIVED FROM THE LINE
BETWEEN LOTS II & 12, CON. IX HAVING AN ASSUMED
BEARING OF N21°54'W AS SHOWN ON PLAN 19R-2953

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
□ DENOTES PLANTED
■ DENOTES FOUND
SSIB DENOTES SHORT STANDARD IRON BAR
SIB DENOTES STANDARD IRON BAR
18 DENOTES 5/8" SQ. IRON BAR
RP DENOTES ROCK POST
IT DENOTES IRON TUBE
DENOTES H. C. BISHOP O.L.S.
(B&W) DENOTES BISHOP & WILSON O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER.
2. THIS SURVEY WAS COMPLETED NOVEMBER 21, 1983

HALIBURTON, ONT.
NOVEMBER 25, 1983

Paul Wilson
PAUL WILSON
ONTARIO LAND SURVEYOR

BISHOP & WILSON

BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

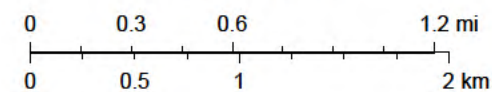
Nimigon Lane, Haliburton West



February 7, 2024



Scale: 1:36,112



Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.

Nimigon Lane, Haliburton West



February 7, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:9,028

