



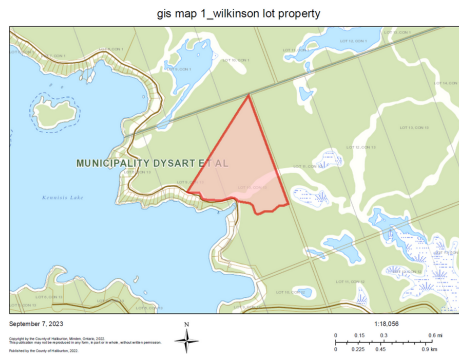
Vacant Land

**TBD WILKINSON ROAD,
HALIBURTON**

\$249,000



OVERVIEW



ABOUT THIS PROPERTY

This expansive 70-acre vacant lot is situated at the end of a township road providing ultimate privacy. The land is graced with a hardwood bush, offering a lush and vibrant landscape. To make access easy, a bridge has been thoughtfully constructed, and there's already a driveway in place.

FEATURES



70 Acres

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

WILKINSON Drive, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

[0 WILKINSON Dr Haliburton](#)

MLS® #: 40479544
Price: \$249,000

Haliburton/Dysart et al/Guilford



Residential

Tax Amt/Yr: **\$472/2023**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **50-99.99**
Frontage:
Lot Dimensions:
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$472/2023**

Remarks/Directions

Public Rmks: **This expansive 70-acre vacant lot is situated at the end of a township road, providing a secluded and serene setting. What sets this property apart is the natural beauty it offers, with a striking waterfall located right at the lot line. It's worth noting that the previous owner had planned to build their dream home here, a testament to the property's allure. To make access easy, a bridge has been thoughtfully constructed, and there's already a driveway in place, simplifying the process for your own development. The land is graced with a hardwood bush, offering a lush and vibrant landscape. You'll also find numerous maple trees dotting the property, adding to its natural charm. For those who appreciate outdoor activities, this property is a treasure trove, featuring previously marked trails throughout, perfect for exploration or peaceful walks in the woods. Lastly, the location at the end of the township road guarantees maximum privacy, making this lot an ideal canvas for your dream retreat.**

Directions: **hwy 118 north out of Haliburton, turn right on to Kennisis Lake Road, turn left on to Wilkinson Road, follow road to signs. Acreage on the left**

Exterior

Area Influences: **Marina**
View:

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service**
Acres Clear:

Acres Waste:

Acres Workable:

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 9-10 CON 13 GUILFORD PT 3 19R2372 T/W H111520; DYSART ET AL**
Zoning: **RU**
Assess Val/Year: **\$67,000/2023**
PIN: **391370150**
ROLL: **462404100075806**
Possession/Date: **Other/**

Survey: **Yes/ 1981**
Hold Over Days:
Occupant Type:
Deposit: **min 5%**

Brokerage Information

List Date: **09/12/2023**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 09/12/2023

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Photos

MLS® #: 40479544



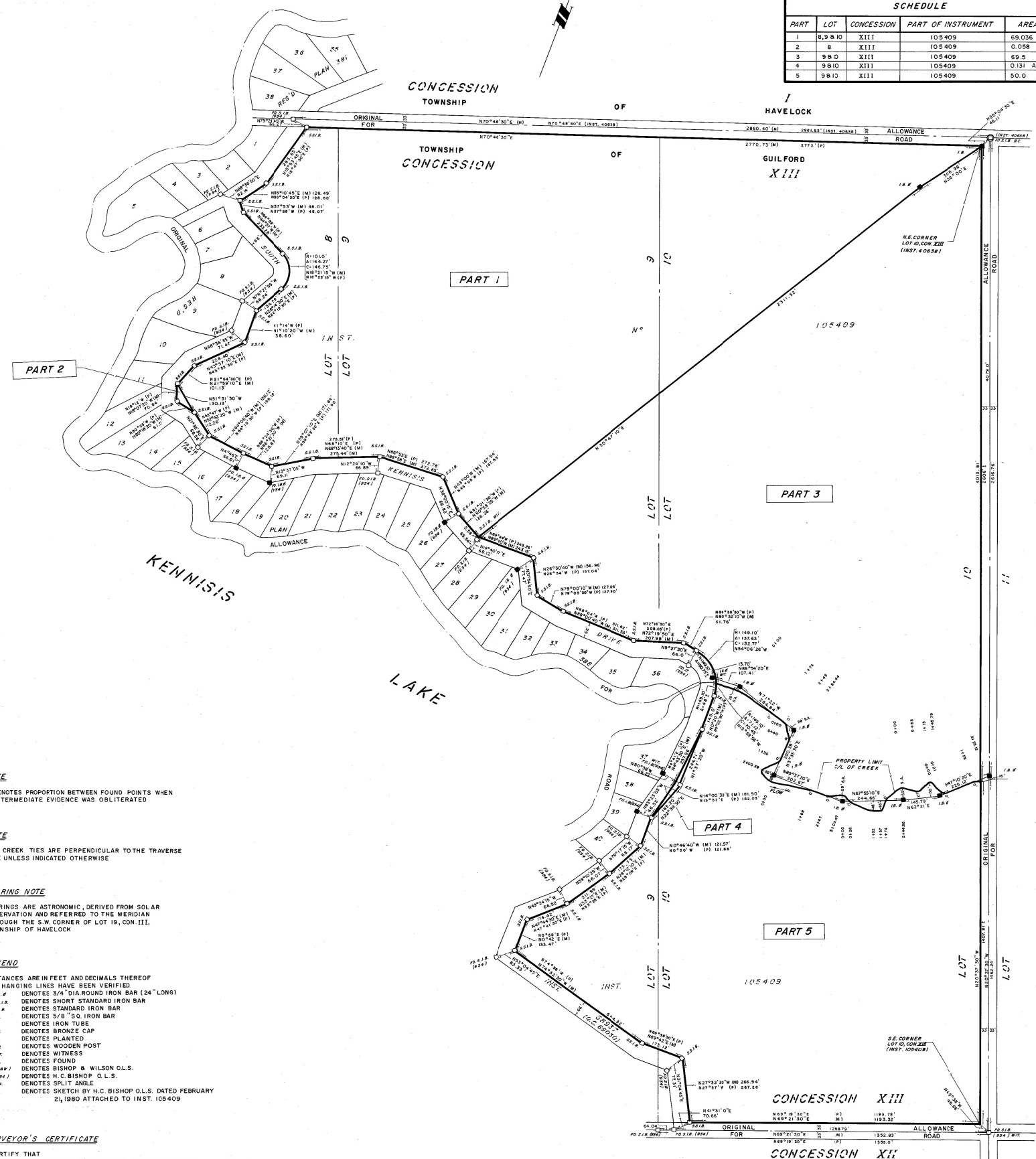
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PART OF LOTS 8, 9 & 10, CONCESSION XIII
TOWNSHIP OF GUILFORD

1981

Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

PART	LOT	CONCESSION	PART OF INSTRUMENT	AREA
1	8,9 & 10	XIII	105 409	69.036 Acs.
2	8	XIII	105 409	0.058 Ac.
3	9 & 10	XIII	105 409	69.5 Acs.
4	9 & 10	XIII	105 409	0.131 Ac.
5	9 & 10	XIII	105 409	50.0 Acs.



HALIBURTON, ONT.
APRIL 7, 1981

H. Curry Bishop
H. CURRY BISHOP
ONTARIO LAND SURVEYOR

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

gis map 1_wilkinson lot_location



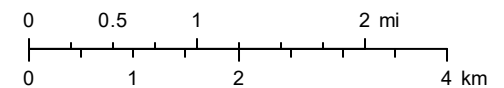
September 7, 2023

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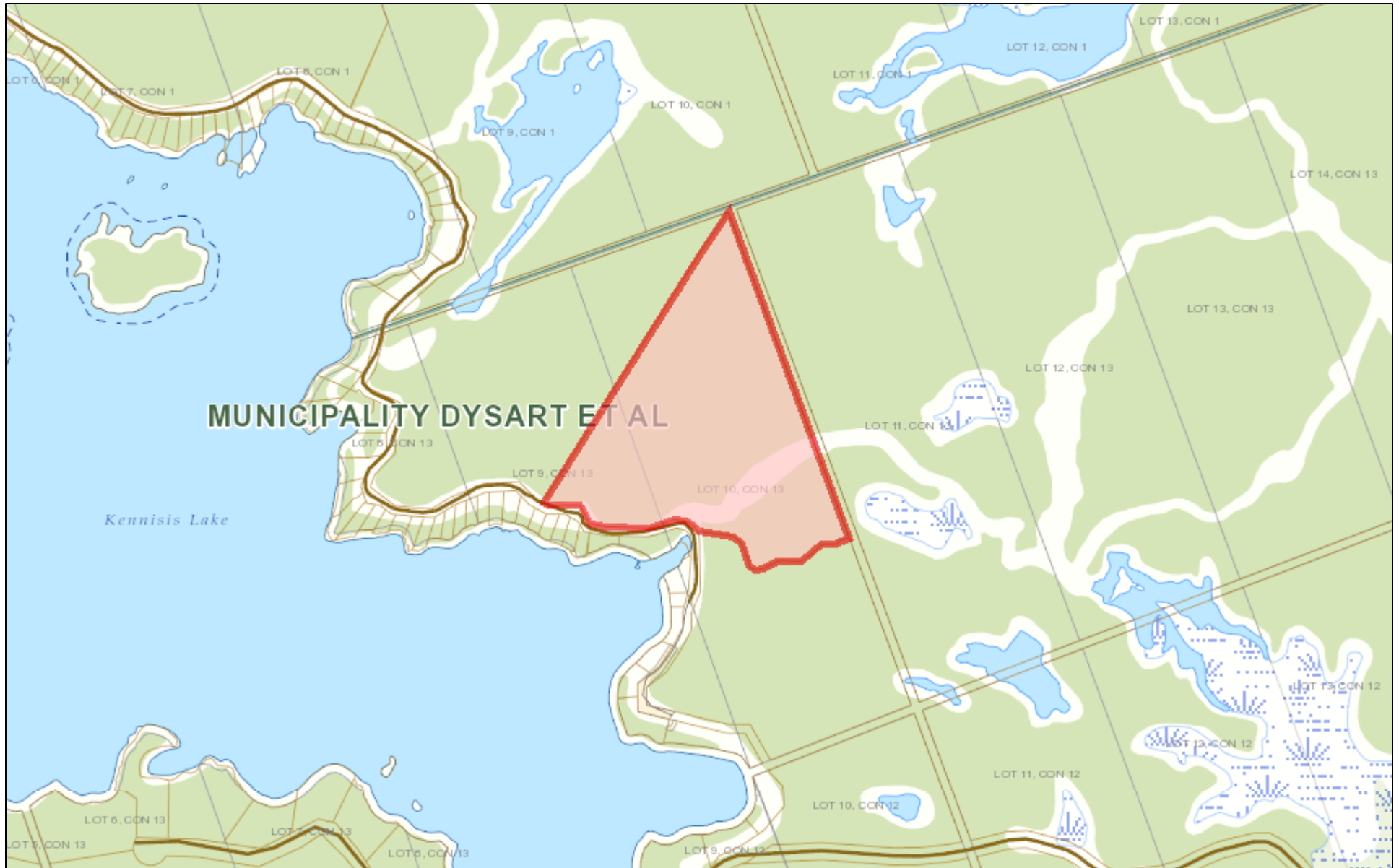
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gis map 1_wilkinson lot property



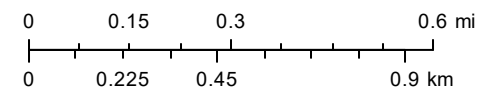
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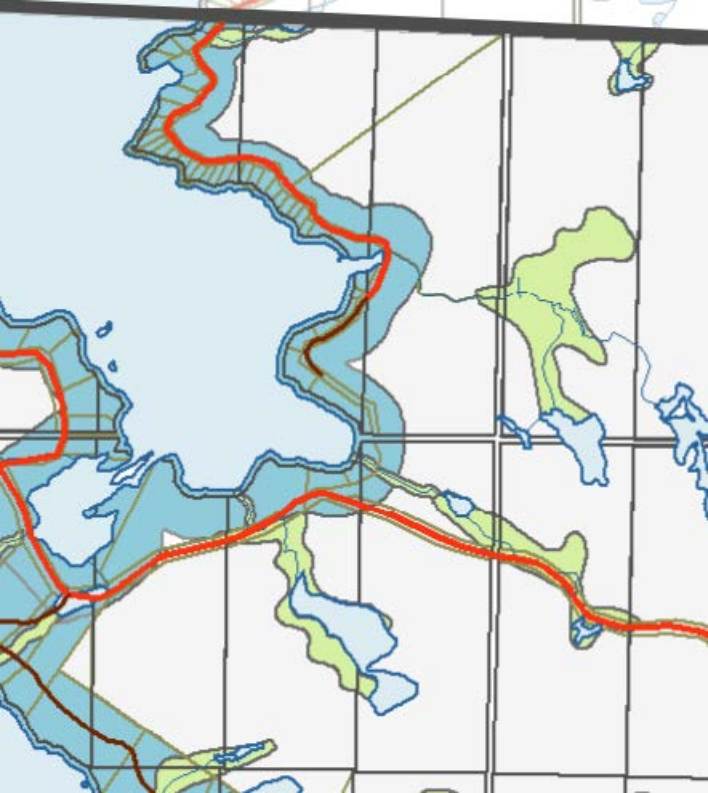
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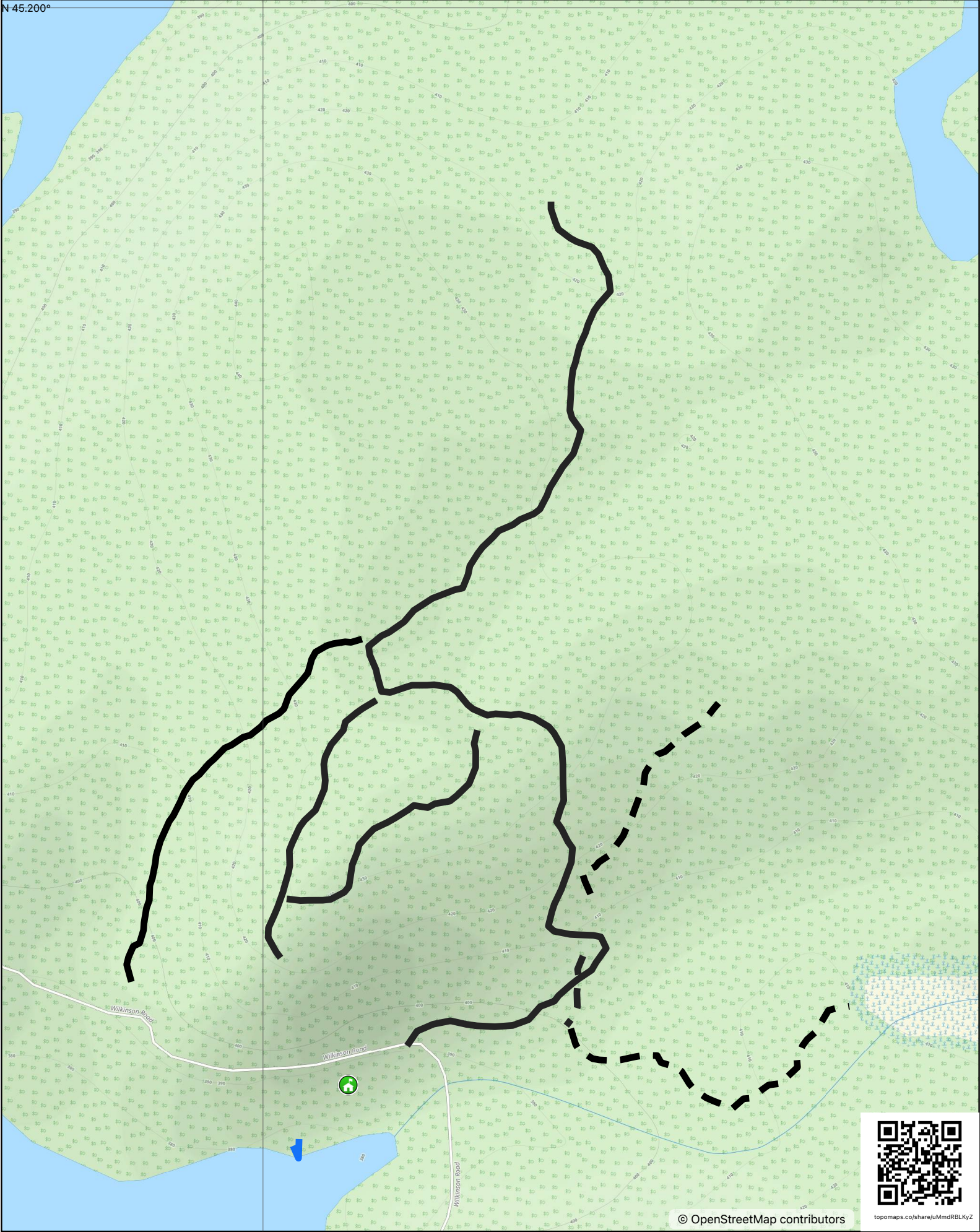


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