



# Tailfeather Rd

## NEGAUNEE LK ACCESS

### \$119,000



## OVERVIEW



## ABOUT THIS PROPERTY

Forested 1 ac building lot with frtg on 2 roads, Tailfeather & Trappers Trail Rds. Hydro available. Choice of building sites. Many lakes nearby for fishing or boating. Shared ownership in Negaunee Lake lot, a peaceful no motor lake just steps away.

## FEATURES



Negaunee Lake

↔ 249' Frtg

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# LT72 TAILFEATHER Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Land**

**LT72 TAILFEATHER Rd Haliburton**  
*Pending Board Approval*

MLS®#: 40493037  
Price: **\$119,000**



## Haliburton/Dysart et al/Dudley

**Residential**



Water Body: **Negaunee Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$247/2023**

Zoning: **WR4**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

**Sale**

**0.50-1.99**

**249.87**

**249.87**

**Irregular**

**Freehold/None**

**\$247/2023**

### Remarks/Directions

Public Rmks: **Forested 1 acre building lot with frontage on 2 roads, Tailfeather and Trappers Trail Roads. Hydro available. Choice of building sites, close to the village of Haliburton for work or supplies. Many lakes nearby for fishing and boating. Shared ownership in a lot on Negaunee Lake, a peaceful no motor lake just steps from this lot. Walking path to lot leads to waterfront with pretty view and opportunity to put your canoe or kayak in.**

Directions: **From Haliburton take Highway 118 east to Trappers Trail Road to Tailfeather Road**  
Cross St: **Trappers Trail Road**

### Waterfront

Waterfront Type: **Indirect Waterfront**

Waterfront Features: **Water Access Deeded, Communal Waterfront, Water Access, Shared Beach**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **None**

Island Y/N: **No**

Water View: **No Water View**

Frontage: **120.00**

Exposure: **South**

### Exterior

Property Access: **Seasonal Road, Year Round Road**

Area Influences: **Cul de Sac/Dead End, Lake Access**

View:

Fronting:

**North**

Topography: **Level, Rolling,**

**Wooded/Treed**

School District: **Trillium Lakelands District School Board**

### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service, Electricity Available**

Acres Clear:

Lot Front (Ft): **249.87**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Lot Size: **0.90 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

### Property Information

Legal Desc: **LT 72 PL 484; and BLK F PL 484; LT 80 PL 484; Dysart et al. See Addendum A for full legal descriptions.**

Zoning: **WR4**

Assess Val/Year: **\$35,000/2023**

PIN: **392660163**

ROLL: **462402000038000**

Possession/Date: **Flexible/**

Survey: **Yes/ 1968**

Hold Over Days:

Occupant Type:

Deposit: **5% Minimum**

### Brokerage Information

List Date: **09/29/2023**

List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)**

-- -- --

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 09/29/2023

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

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## **ADDENDUM – LEGAL DESCRIPTION**

Roll # - 462402000038000 PIN 392660163

LT 72 PL 484; S/T EXECUTION 07-0000282, IF ENFORCEABLE; S/T EXECUTION 07-0000327, IF ENFORCEABLE; S/T EXECUTION 07-0000367, IF ENFORCEABLE; S/T EXECUTION 08-0000235, IF ENFORCEABLE; S/T EXECUTION 90-0000572, IF ENFORCEABLE; S/T EXECUTION 94-0000715, IF ENFORCEABLE; DYSART ET AL

ROLL # - 462402000035601 PIN 392660160

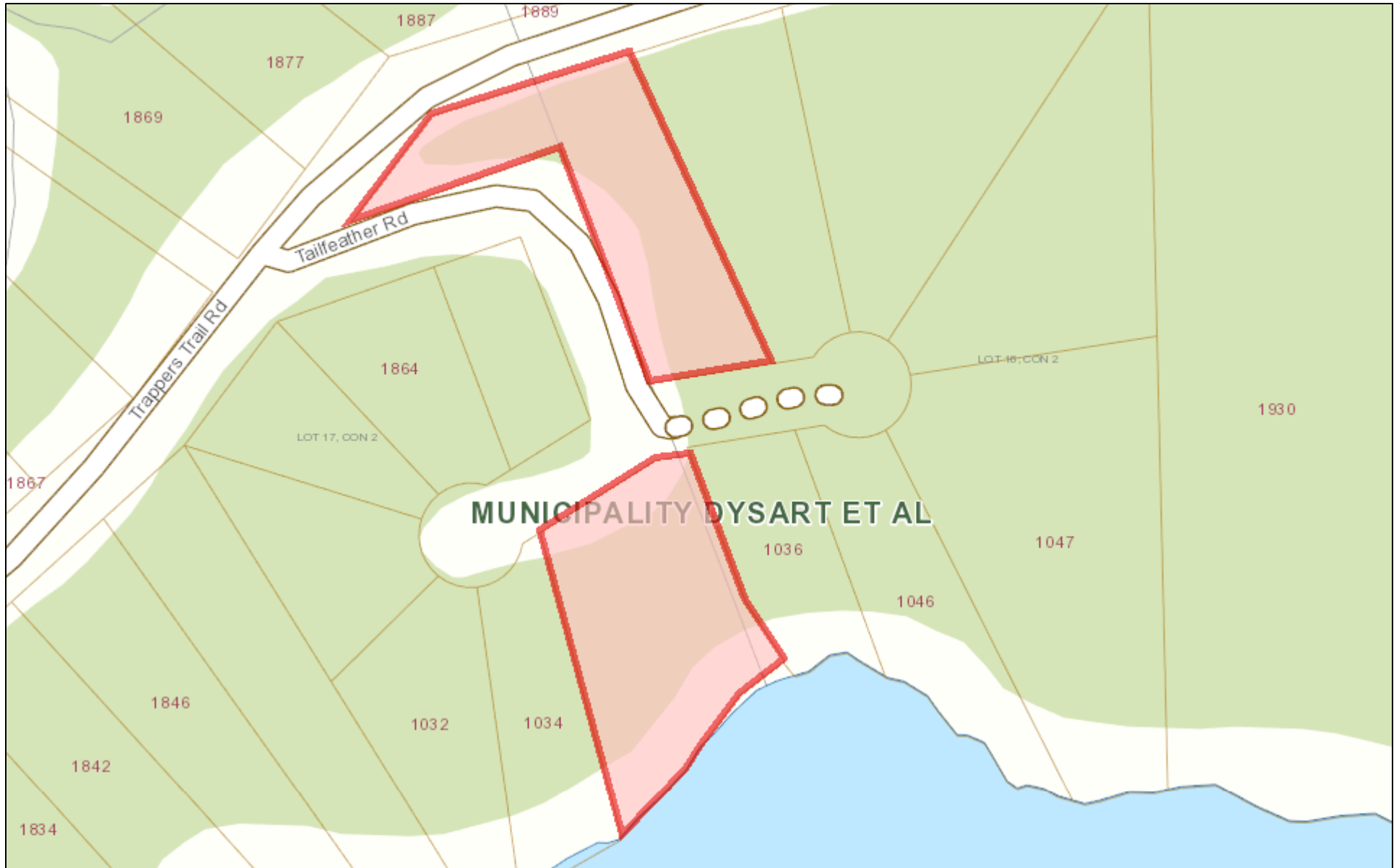
BLK FPL 484; LT 80 PL 484; SIT EXECUTION 07-0000282, IF ENFORCEABLE; SIT EXECUTION 07-0000327, IF ENFORCEABLE; SIT EXECUTION 07-0000367, IF ENFORCEABLE; SIT EXECUTION 08-0000235, IF ENFORCEABLE; SIT EXECUTION 90-0000572, IF ENFORCEABLE; SIT EXECUTION 94-0000715, IF ENFORCEABLE; DYSART ET AL







# Trappers Trail / Tailfeather Road, Negaunee Lake



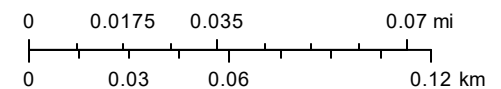
September 12, 2023

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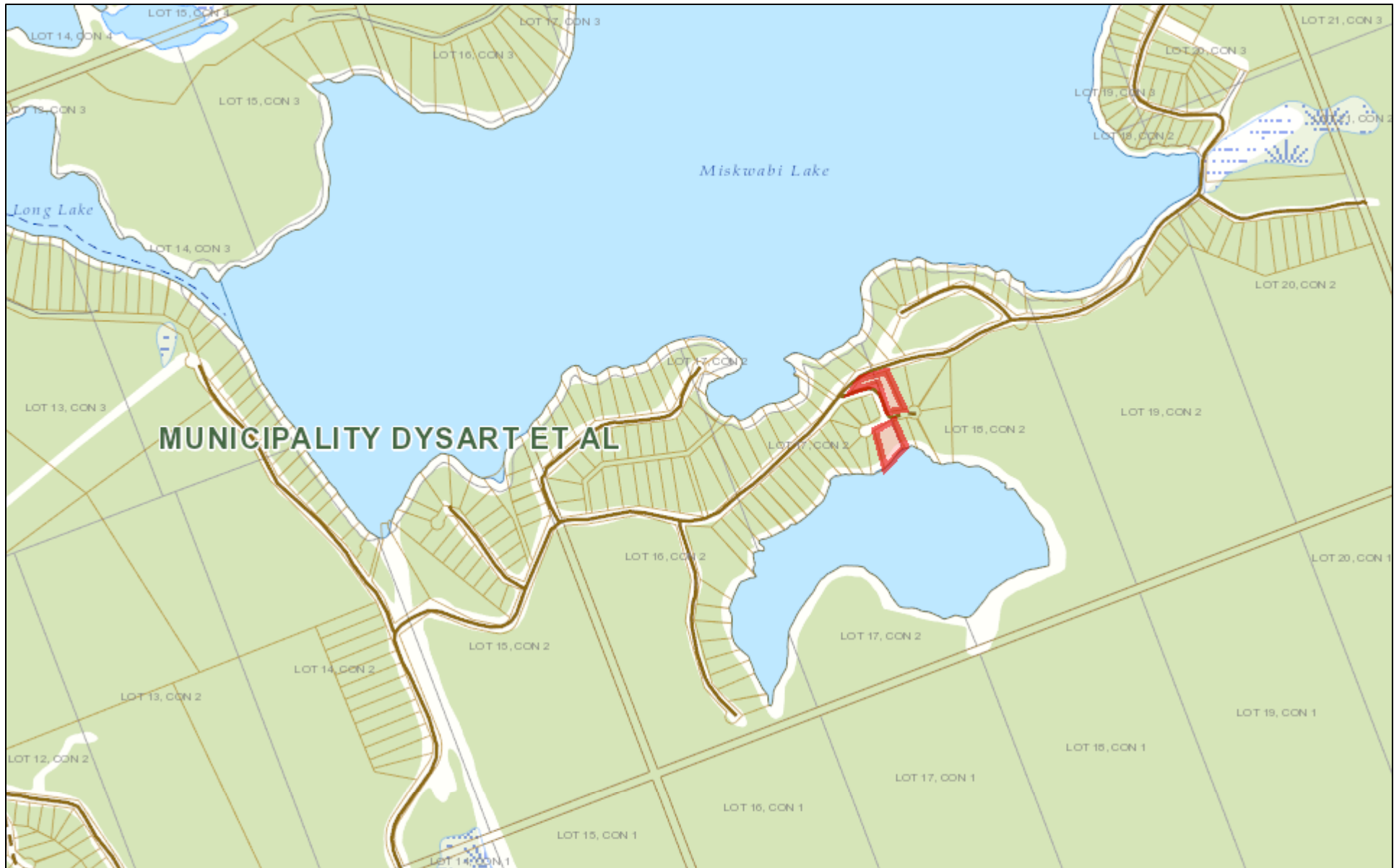
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# Trappers Trail / Tailfeather Road, Negaunee Lake



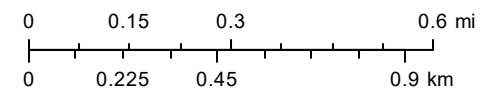
September 12, 2023

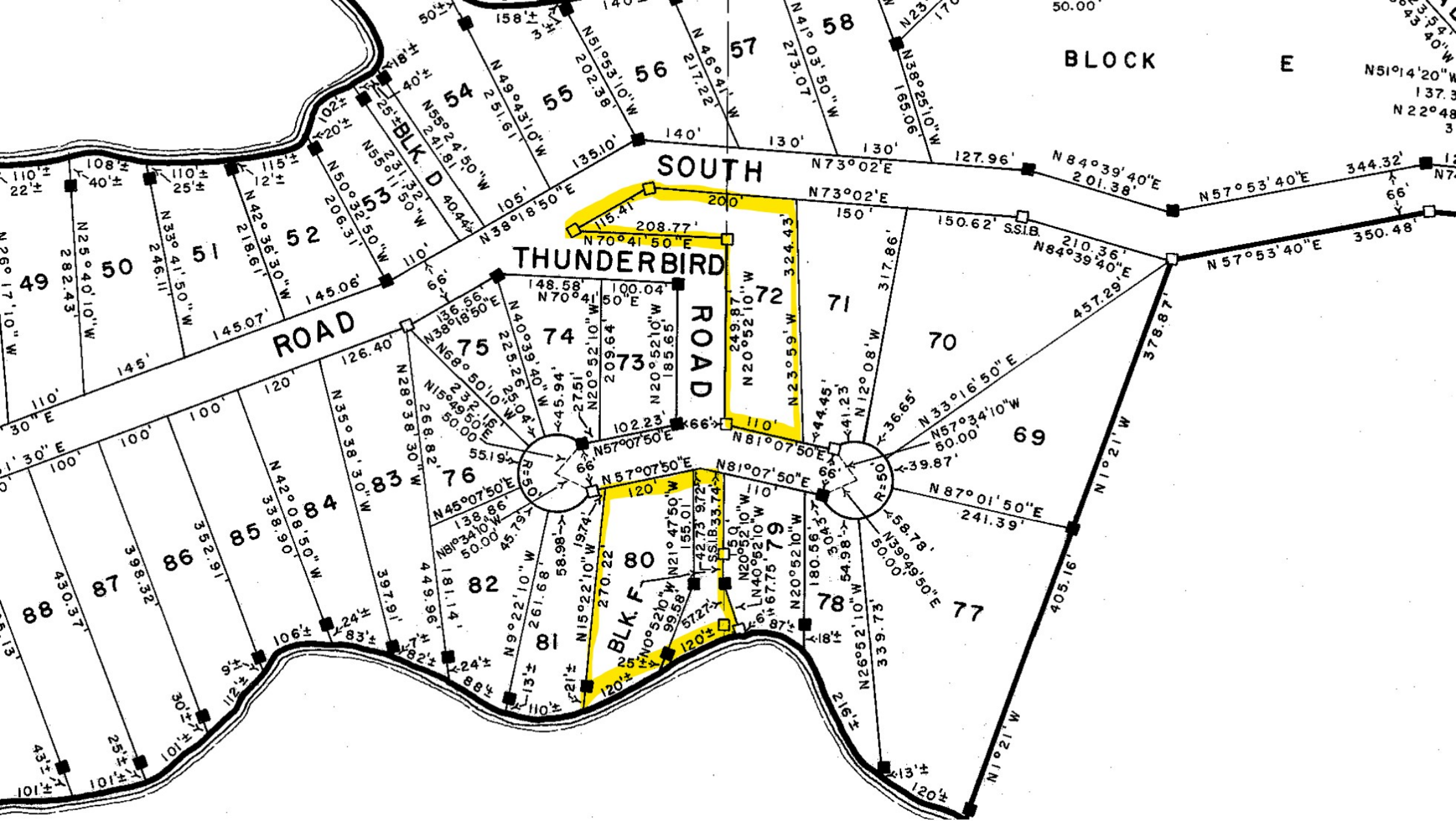
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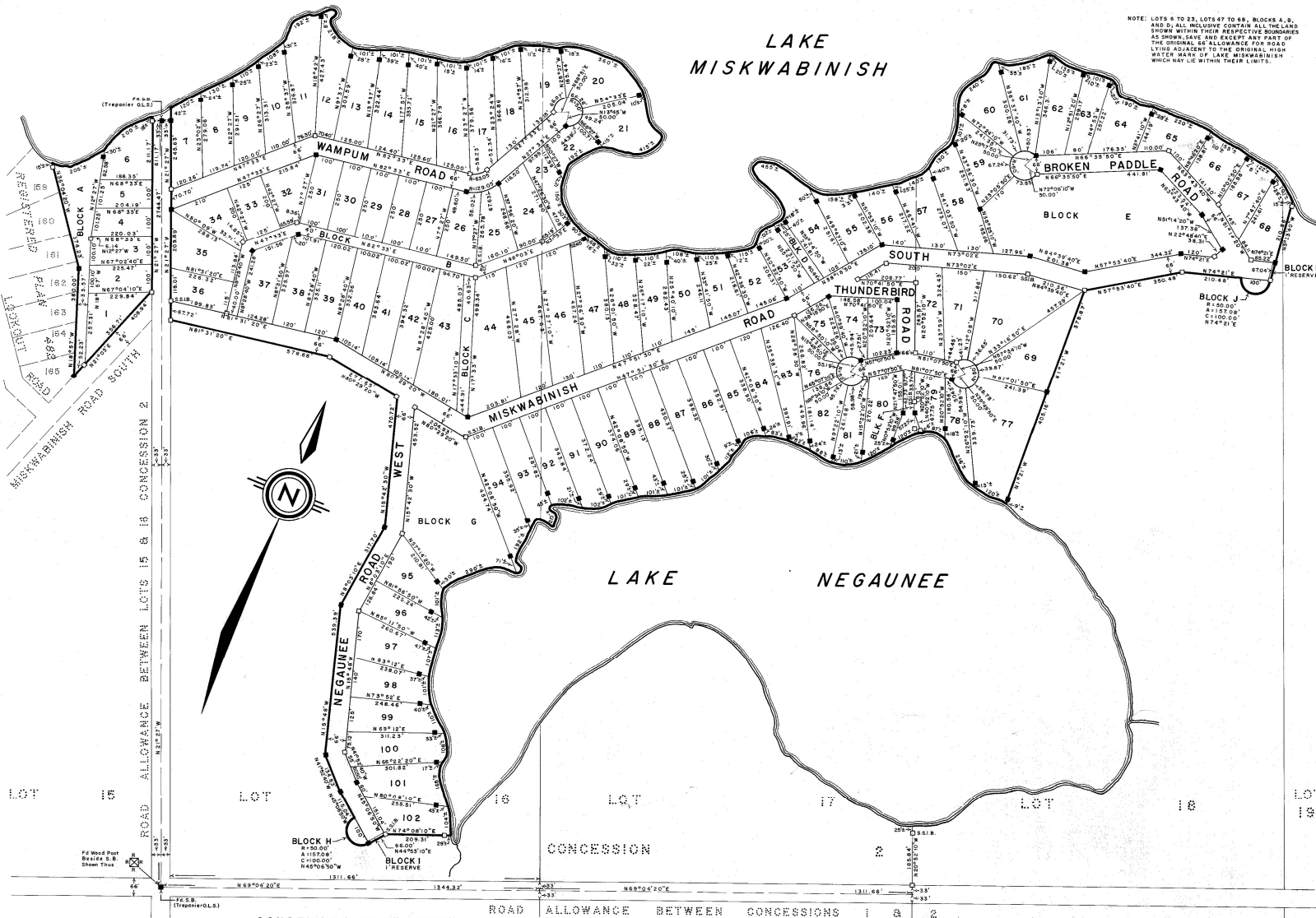


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PLAN OF SUBDIVISION  
OF  
THE LEGEND OF MISKWABINISH  
BEING PART OF  
LOTS 15, 16, 17, 18, AND 19 CONCESSION 2  
TOWNSHIP OF DUDLEY  
PROVISIONAL COUNTY OF HALIBURTON  
SCALE: 1 INCH = 200 FEET



OWNER'S CERTIFICATE

1. This is to certify that:  
Lots 1 to 102 both inclusive, Blocks A to K,  
both inclusive, the streets, namely Miskwabinish  
Road South, Wapum Road, Negunee Road  
West, Thunderbird Road and Broken Paddle  
Road as designated within the area of survey  
outlined have been laid out in accordance  
with my instructions.

2. The streets are hereby dedicated as public  
highways. A.D.  
Dated the 22nd day of August, 1968

HASLEY DEVELOPMENTS LIMITED

*Louis A. Rice*  
LOUIS A. RICE  
President  
*E. W. Petzold*  
E. W. PETZOLD  
Surveyor

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. This survey and plan are correct and in  
accordance with The Survey Act and The  
Registry Act and the regulations made  
thereunder.

2. The survey was completed on the 22nd day  
of August, 1968

August 22, 1968 *E. W. Petzold*  
E. W. PETZOLD  
Ontario Land Surveyor

NOTES

Bearings hereon are astronomic and are  
referred to the Meridian 78°20'30" West  
Longitude

1"x1"x4" long Standard Iron Bars planted shown thus:   
1"x1/2"x2" long Short Standard Iron Bars planted shown thus:   
1/2"x1/2"x2" long Subdivision Bars planted shown thus:   
Subdivision Bars planted at all other corners.  
Distances shown on curves are chord distances.

CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
17	63.05'	60.52'	58.23'	N55°03'E
19	50.00'	72.17'	66.07'	N20°12'E
20	50.00'	72.43'	66.26'	N86°57'W
21	60.00'	51.45'	49.54'	N00°07'W
22	50.00'	45.99'	44.39'	N49°56'E
25	129.05'	68.44'	67.63'	N42°44'55"E
26	129.05'	55.44'	55.02'	N70°14'35"E
59	50.00'	73.74'	67.24'	N42°39'10"W
60	50.00'	32.29'	31.73'	N36°05'50"E
61	50.00'	52.98'	50.53'	N84°56'50"E
69	50.00'	41.02'	39.67'	N32°22'10"W
70	50.00'	37.52'	36.65'	N77°22'10"W
71	50.00'	42.50'	41.23'	N56°46'50"E
74	50.00'	47.73'	45.94'	N78°28'50"E
75	50.00'	25.31'	25.04'	N36°37'50"E
76	50.00'	58.47'	55.19'	N11°22'10"W
77	50.00'	62.83'	58.78'	N27°07'50"E
78	50.00'	58.21'	54.98'	N63°31'10"W
81	50.00'	63.08'	58.96'	N44°29'20"E
82	50.00'	47.56'	45.79'	N72°07'10"W
BLK. E	50.00'	83.08'	73.85'	N65°29'50"E

CERTIFICATE OF REGISTRATION  
OF PLAN OF SUBDIVISION

I certify that this Plan is duly registered in the Registry Office for  
the Registry Division of Provisional County of Haliburton,  
on the 22nd day of August, 1968  
as No. 484.

*James A. Jackson*  
Deputy Registrar

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as  
No. 39556, hereby consents to the registration of this plan.  
Dated the 22nd day of August, 1968.

RICE DEVELOPMENT CO.

BY WILLOWBROOK ESTATES LIMITED

*Louis A. Rice*  
LOUIS A. RICE  
President

BY PARKEND ESTATES LIMITED

*M. C. Rice*  
M. C. RICE  
President

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as  
No. 34725, hereby consents to the registration of this plan.  
Dated the 22nd day of August, 1968.

HALIBURTON LAKESHORE LIMITED

*Neil Gregory*  
NEIL GREGORY  
President  
*E. Neill Gregory*  
E. NEILL GREGORY  
Sec. - Treas.

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as  
No. 39556, hereby consents to the registration of this plan.  
Dated the 22nd day of August, 1968.

ARMBO DEVELOPMENTS LIMITED

*J. Elvin Armstrong*  
J. ELVIN ARMSTRONG  
Chairman  
*H. Charles Armstrong*  
H. CHARLES ARMSTRONG  
President

Approved under Section 28 of  
THE PLANNING ACT.  
The: *1968*  
NO. 484  
MINISTER OF MUNICIPAL AFFAIRS

e. w. petzold  
CONSULTING ENGINEER, ONTARIO LAND SURVEYOR  
242 A SHEPPARD AVENUE WEST,  
WILLOWDALE, ONTARIO  
225-5631

484



