



Price: <b>\$99,000</b>	MLS® #: <b>410966000233500</b>
Status: <b>Active</b>	
Legal Descr.: <b>CON 4, EBR, LOT 33</b>	
Address: <b>LOT 33 EAST RD</b>	
City: <b>NORTHERN BRUCE PENINSULA, N0H 1Z0</b>	
PKA: <b>DYERS BAY</b>	
Side of Road: <b>West</b>	Major Area: <b>NBC</b>
Lot Dimension/Acreage: <b>100 ACRES</b>	District: <b>NBP</b>
Zoning: <b>RU1,EH</b>	Sub-Dist: <b>LIND</b>
Elem Schl: <b>BPDS</b>	Sec. School: <b>BPDS</b>
Possession: <b>IMMED.</b>	

**Public Info.** Nature at it's best on this 100 acre parcel on the East Road on the Bruce Peninsula. Mixed bush of cedar and hardwood. Some maple and a number of other species. Wetlands and beaver pond. Ideal for hunting, recreational or your personal private retreat. This property has had an extensive Managed Forest study done on it detailing all of the flora and fauna and reduces your property taxes...you can opt into this program annually. Great wildlife area with birds, deer, beaver, bear and reptiles. Reported as a wildlife travel corridor! Property is staked.

**Directions** Hwy #6 North, turn right on to Dyers Bay Road, turn right on to The East Road to signs on right.

Type: <b>VL: Residential</b>	Water: <b>None</b>	Driveway: <b>None</b>
Land Use: <b>Residential</b>	Sewer: <b>None</b>	Site Influences: <b>Treed</b>
Sale/lease: <b>For Sale Only</b>	Utilities/Services: <b>None</b>	
Title to Land: <b>Freehold</b>	Soil Type: <b>Rocky</b>	
Property Size: <b>50 - 100 Acres</b>	Documents: <b>None</b>	
Land Features: <b>Wooded/Treed</b>	Easements/Restrictions: <b>Other</b>	
Access: <b>Year Round Municipal Road</b>		

**INCLUSIONS** / None.  
**Exclusions** None.

Sign: <b>Yes</b>	Waterfront: <b>No</b>
SPIS: <b>No</b>	Waterfront Name:
Survey: <b>No ()</b>	Shore Road
	Allowance:
	Water Frontage: Exposure: <b>East</b>

Workable Acres: <b>0</b>	Treed Acres: <b>0</b>	Fenced Acres: <b>0</b>
Pasture Acres: <b>0</b>	Waste/Other Acres: <b>0</b>	Tiled Acres: <b>0</b>
# of Outbuildings: <b>0</b>	Details:	

Full Assessed Value: **\$65000** Current Phased In Assessment: **\$65000** Taxes: **\$152 (2015)** Improvement / Capital Chgs: **NO (2015)**

Additional Charges/Fees: **NO**

Listing Office: **RE/MAX GREY BRUCE REALTY INC Brokerage (Ferndale)**

	Compliments of: <b>KATHY DIMALINE, Broker: 519-793-3444</b>
	E-mail: <a href="mailto:dimaline@amtelecom.net">dimaline@amtelecom.net</a>
	<b>RE/MAX GREY BRUCE REALTY INC BROKERAGE (FERNDALE), INDEPENDENTLY OWNED AND OPERATED: 519-793-3444</b>
	Company Name:

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the REALTORS® Association of Grey Bruce Owen Sound assumes no responsibility for its accuracy. (11-OCT-2016 09:16 EDT)