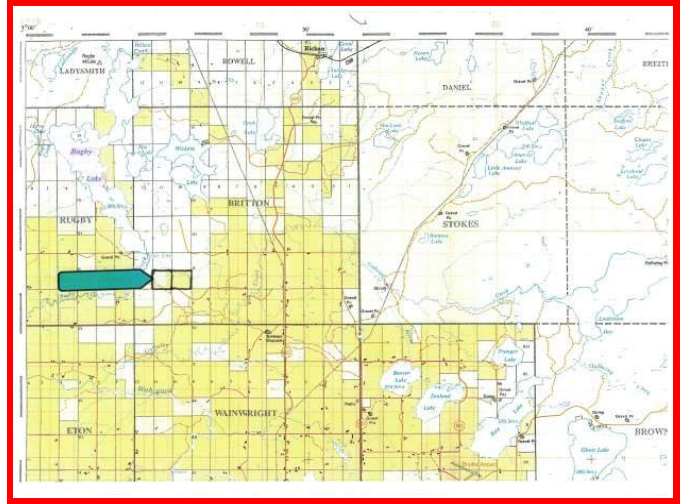


Austin & Austin

Realty

Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$449,000

0 Nicoll Road

320 Acres

**320 Acres, miles of trails, completely surrounded by crown land in an unorganized area, 15 minutes from Dryden in between Hwy 605 & 665 this hunting paradise awaits you. 2 separate 160 acres lots each with a cabin, 1 fully modern, the other awaits finishing. Current owners have spent years making trails throughout. Trails to access Rugby Lake, 5 food plots. Drive right in, bring your gear and start hunting, the work has all been done.
Listing Sales Representative: Brenda De Smit R-1521**

Fully Modernized Hunting Cabin



Extra beds for extra hunters



Functional Kitchen



Screened-in Porch, perfect getaway from bugs



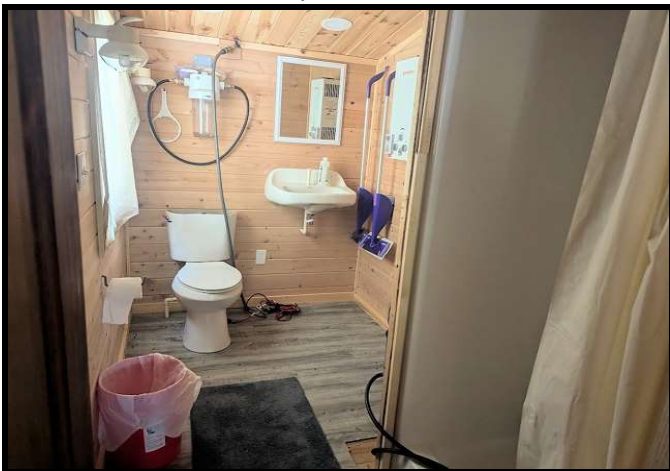
Left side sleeping area



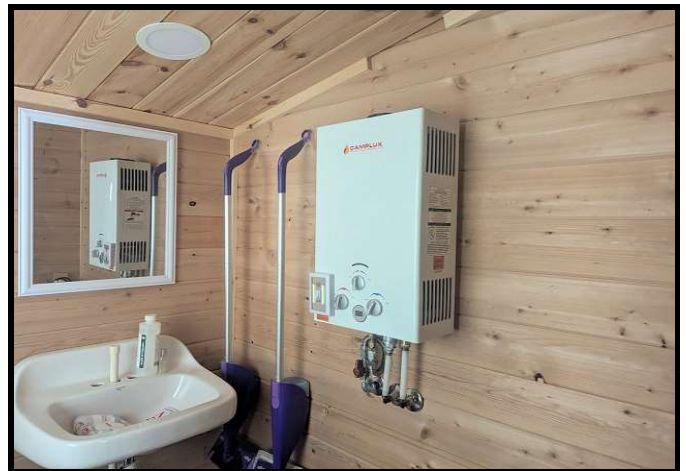
Right side sleeping area



3pc Bath



Water Heater



Back of Cabin



Overhead view



Side of Cabin



Side of cabin



Outhouse



Wall Heater



Water tank



Trails



Nicoll Road

R-1521

Two separate quarter sections being sold together.

Buy both and sell one, or buy with a group of family or friends and enjoy
hunting for years to come.

Camp 1 is 160 acres with an older rustic cabin that has been gutted and awaits
your finishing.

Camp 2 is 160 acres with a modern 560 sq.ft. cabin, powered by a generator, has
hot & cold running water, wood stove and propane wall heater. Knotty pine finish
throughout, fully functional and can sleep many hunters. Also features a 3pc Bath.

Beautiful screened-in 19' x 10' front porch for those nights the mosquitoes are
thick.

The property is fully surrounded by crown land that provides access to thousands
of miles of trails and access to Rugby Lake. Trails throughout the property have
been carefully planned to allow access but keep the forest feel. The current
owners have spent countless hours clearing and maintaining trails over the years.

Now it's time for someone else to enjoy!

Pack your gear, grab your groceries and hunt.

Located in the unorganized surrounding area of Dryden, just 15 minutes north in
between Rugby Lake Road Hwy#605 and Richan Road Hwy#665.

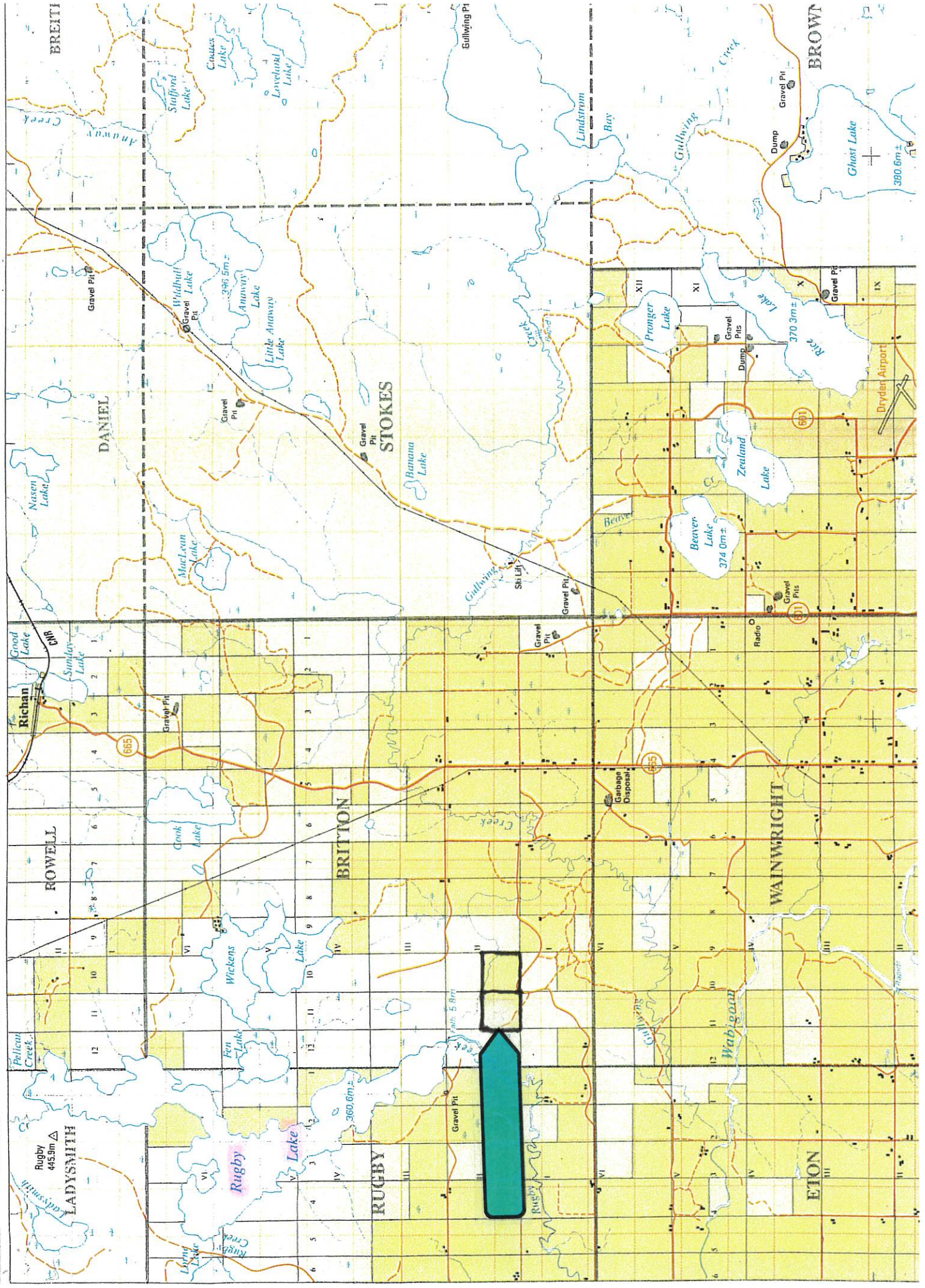
3°00' E

10

50'

20

40'





0 1.2 km

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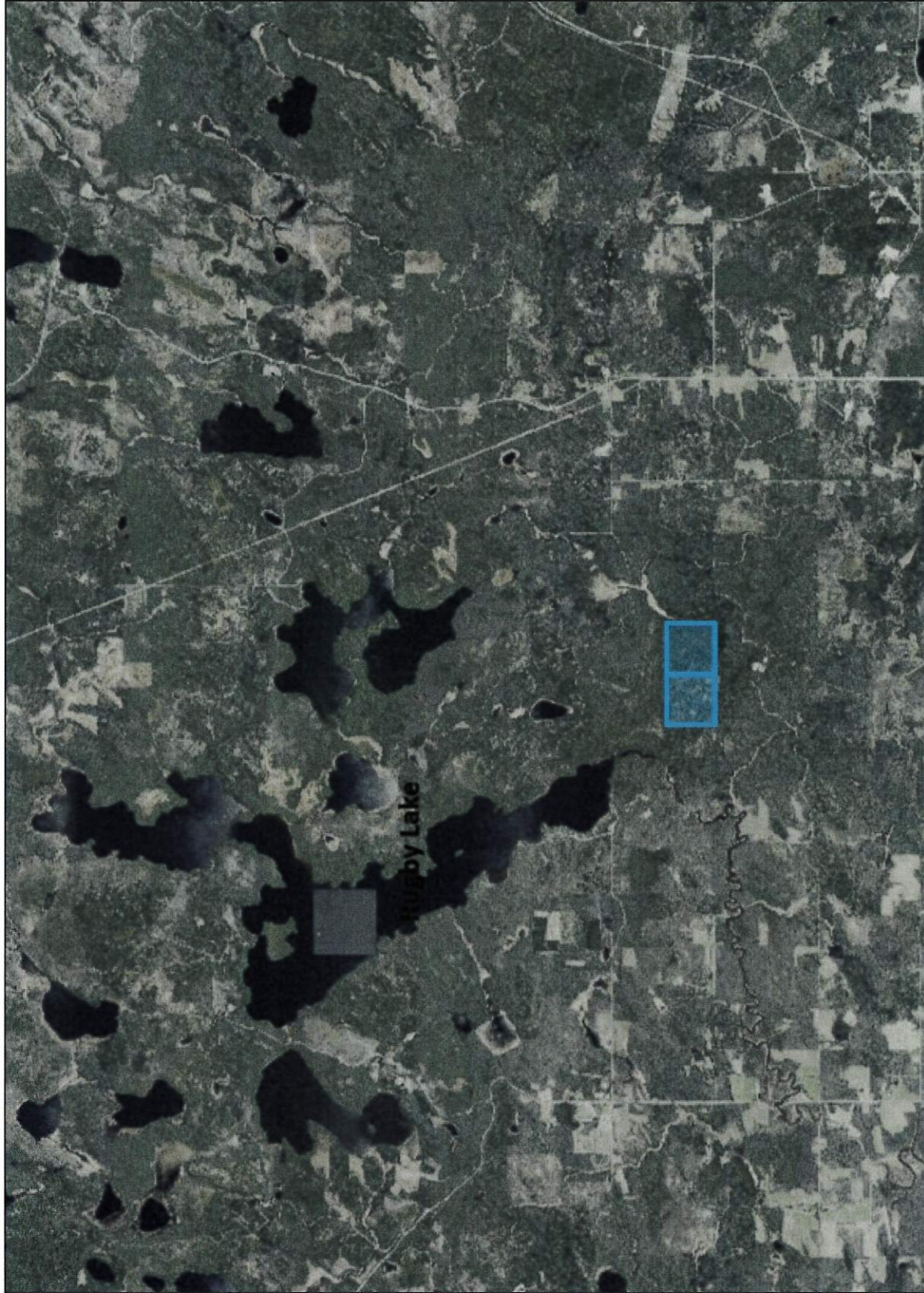
Projection: Web Mercator



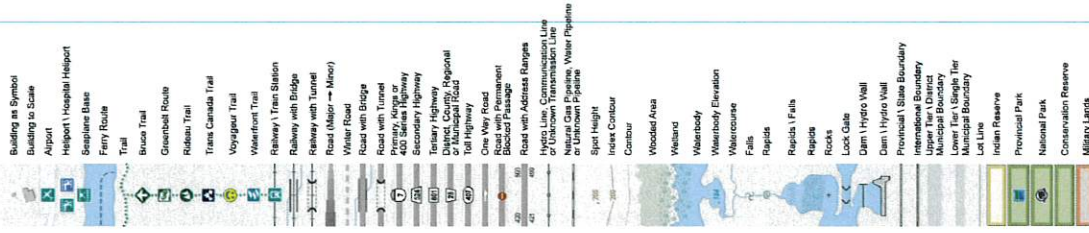
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Legend



0 4.7 km

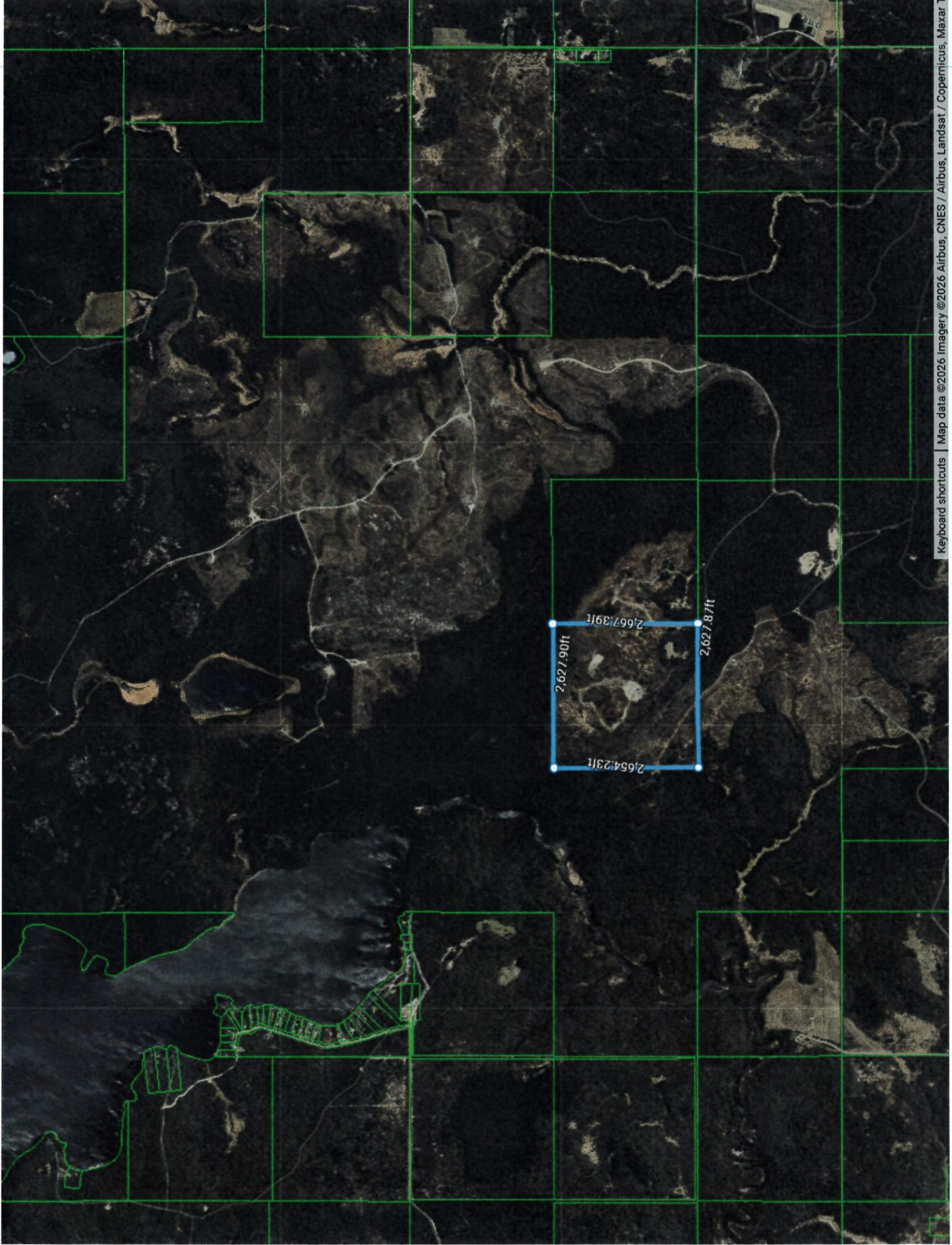
Projection: Web Mercator

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Lake