

HUNT CAMP PARADISE

GREAT FOR MOOSE & BLACK BEAR



FOR PRIVATE OR JOINT OWNERSHIP OR FOR YOUR HUNTING AND INVESTMENT GROUP.

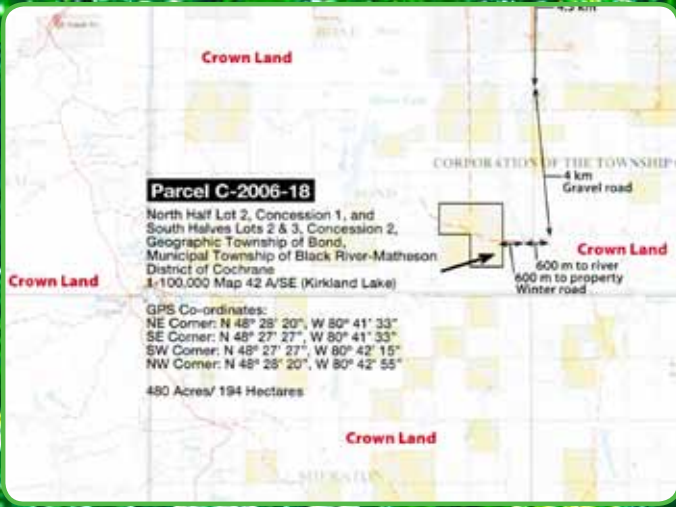
480 ACRES
WITH AN ADDITIONAL
1,000,000 ACRES OF ABUTTING CROWN LAND
ALL THE WAY TO JAMES BAY

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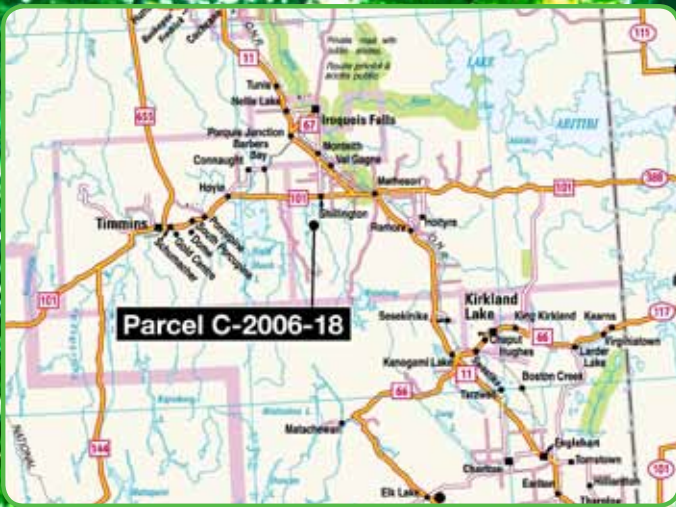


Property is within close proximity and easy access from the United States.



There is an abundance of Crown Land abutting the property.

OVER 1,000,000 ACRES



Closely located to many towns including Shillington, Matheson, Val Gagné and Monteith

For additional information please contact us at:

Canadian Northland Retreats inc.
12 Bobwhite Crescent
Toronto, ON M2L 2E1 Canada
Tel: 416-443-0595 Fax: 416-443-1619
Email: info@northlandretreats.com

www.northlandretreats.com

Parcel C2006-18

Great Hunt Camp Location and Excellent Long Term Investment

LEGAL DESCRIPTION

North Half Lot 2, Concession 1, South Half of lots 2 & 3, Concession 2, Township of Bond (Black River-Matheson) District of Cochrane

480 Acres / 194.25 Hectares

TAXES

Paid for year 2011 amount to \$446.49

GPS COORDINATES

NE Corner: N 48° 28' 20", W 80° 41' 33"
SE Corner: N 48° 27' 27", W 80° 41' 33"
SW Corner: N 48° 27' 27", W 80° 42' 15"
NW Corner: N 48° 28' 20", W 80° 42' 55"

PRICING

\$118,000.00 payable \$12,000.00 with order and 72 monthly payments of \$2,056.40 including interest or \$106,200.00 being 10% off if paid \$12,000.00 with order and \$94,200.00 within 30 days.

NO BANK FINANCING REQUIRED

We do our own financing. Alternate payment plans can be arranged to suit your personal requirements.



LOCATION

This 480 acre hunting estate abuts a vast tract of Crown Land - in excess of 1 million acres - which extends all the way to James Bay. At your doorstep there are literally thousands of lakes and rivers of all sizes - all teeming with many species of fish - in a pristine unspoiled wilderness full of bear, moose, duck, and many other wild animals.

From Matheson, proceed westerly along Highway 101 to Shillington. Turn left (south) on Shillington Rd. and continue about 8 km to a logging road which defines the north limit of Concession 1, Bond Township. Turn right (west) and continue 1/2 mile to the eastern limit of the property.

This property is shaped like a square with the southwest quarter removed. The northern and eastern dimensions are each 1 mile, and the southern and western dimensions, as well as the dimensions of the removed quarter, are each 1/2 mile.

DIRECTIONS

The access road is 8 km south on Grindstone Rd. (gravel road) at Shillington to a winter access road. From here ATV access for 1.2 km west to property boundary with a crossing required on Little Driftwood River at 700 meters. Is also accessible in winter by skidoo.

CROWN LAND

The property is bounded on all 4 sides by Crown Land, except for the removed quarter, which is private land. The surrounding Crown Land is massive, extending for thousands of square miles, mostly to the south and west.

480 ACRES PLUS 1,000,000 ACRES OF ABUTTING CROWN LAND



A FANTASTIC OPPORTUNITY FOR A GROUP OF HUNTING BUDDIES!

TERRAIN & VEGETATION

This property is rolling and predominantly high. There are about 15 acres of marsh at the southeast corner of the property and another 5 acres at the northeast corner, and another small wetland in the northwest. At the southwest part of the lot 3 section of the property is another wetland about 60 acres in size. The area around the Driftwood River a mile to the west is also marshy. The surrounding country tends to be flat as well, with scattered wetlands. The forest and wetland areas are habitats to many wild species such as deer, moose, black bear, beaver, and duck.

Part of the timber was harvested about 10 years ago with the remaining area harvested about 3 years ago. This makes it a likely area for the local moose population to yard up during the late fall and winter months.

TIMBER & MINERAL RIGHTS

Timber rights are included with this property. Mineral rights are not included.

Part of the timber was harvested about 12 years ago with the remainder harvested about 5 years ago.

RECREATIONAL POTENTIAL

As a fully accessible hunting or fishing retreat, this location is perfect. While it is only 25 kilometres away from the town of Matheson, and access is year-round, it is a solitary piece of Canadian Shield wilderness surrounded by 1,000,000 ACRES OF Crown Land Hunting for moose, black bear, and duck. The nearby Driftwood River gives excellent opportunities for fishing and canoeing. Moose Lake is only 2 kilometres north, accessible via Crown Land. Moose Lake is an excellent spot for walleye, sauger and pike fishing and is also located along a duck flyway, making it a prime duck hunting location. In the winter the area is well serviced by snowmobile trails, and cross-country skiing locations are abundant.

