

BOUGHNER Road, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Land

[0 BOUGHNER Rd Haliburton](#)

Listing ID: 40620693
Price: \$850,000/For Sale

Haliburton/Dysart et al/Dysart



Residential

Tax Amt/Yr: **\$854/2024**
Zoning: **RU1L & EP**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **No**

Trans Type: **Sale**
Acres Range: **100+**
Frontage: **821.00**
Lot Dimensions: **821 x 3,918**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$854/2024**



Remarks/Directions

Public Rmks: **This 225 acre parcel is only 7.2 km from Haliburton Village located on a year round township maintained road. It has 821.99 feet on Boughner Road and features drive-able 4x4, SUV or ATV old gravel based roads but also trails for ATV's to explore the lands. A large marsh with a clearing next to it is one immediate building site along with another forest clearing and last a rock ridge where the white trailer is that overlooks a small pond. Heavily forested throughout with rolling topography caps off a beautiful piece of Mother Nature's creation. Looking to build a home, hunting camp or just a getaway? It's all here on Boughner Road!**

Directions: **From Haliburton follow HWY 118 North to Harburn Road, turn right and follow to Boughner Road, turn left and follow to SOP**

Exterior

Site

Property Access: **Year Round Road**

Surrounding Area

Area Influences: **Business Centre, Downtown, Hospital, Industrial Park, Schools**

View: **Marsh, Rolling, Wetlands, Wooded/Treed** Fronting: **East**

Topography: **Marsh, Rolling, Wetlands, Wooded/Treed**

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

High School: **Haliburton Highlands Secondary School**

Elementary School: **JD Hodgson Elementary School**

Comments

Inclusions: **NONE**
Exclusions: **NONE**

Land Information

Utilities: **None**

Water Source: **None**

Well Testing:

Services: **Cell Service, Electricity Available**

Soil Test/Date: **No**

Parcels: **3**

Acres Fenced: **0.00**

Acres Clear: **5.00**

Lot Front (Ft): **821.00**

Acres Rent:

Acres Waste:

Lot Depth (Ft): **3,918.00**

Acres Tiled Rnd:

Acres Workable:

Lot Size: **225.00 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

Soil Type: **Mixed**

Environmental Audit/Phase: **No**

Acres Tiled Sys:

Legal Desc: **LT 27-28 CON 11 DYSART; PT LT 26 CON 11 DYSART AS IN H148598; DYSART ET AL**

Zoning: **RU1L & EP**

Assess Val/Year: **\$115,000/2024**

PIN: **391670013**

ROLL: **462401300009000**

Possession/Date: **30 - 59 Days/**

Survey: **None/**

Hold Over Days: **0**

Occupant Type:

Deposit: **30000**

Brokerage Information

List Date: **07/15/2024**

List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#)

Source Board: The Lakelands Association of REALTORS®

Prepared By: Vince Duchene, Broker

Date Prepared: 07/15/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsorealestate.ca](#). All rights reserved.

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional',
'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'
Region is 'Haliburton'
Change Type History Modification Timestamp is after 07/13/2024 12:53:16 PM
Found 2 results in 0.02 seconds.