

PART LOT 11-12 SIDEROAD 10, Chatsworth, Ontario N0H 1R0 - FEATURES

THE PROPERTY

- 30 acres
- The property has characteristics of Carolinian Forest including areas with vines and junipers, Eastern White Cedar and Western Cedar, as well as a large amount of yellow lady slippers
- It supports a fair number of wildlife species including a deer, turkeys, partridge, and this winter a short-tailed weasel
- As the property is mixed forest and grown up farmland the diversity of bird life is quite extensive
- Many trails on the property can be used for cross country skiing, hiking, biking

TYPOGRAPHY

- Dry - 2 elevated fields that are dry. One has older fruit trees. There are Pat's around the perimeter of each.
- Flat - The upper area of the property is quite flat.
- Hillside - The western leg of the property that goes out to hwy 10 starts out elevated and slopes to hwy 10.
- Logging Potential - Treed with maple, cedar, pine, walnut, and poplar.
- Open space - suitable to build on with minimal work
- Rocky - in places
- Waterway - a small drainage area in the back of the property in the spring
- Wooded/Treed - 50 percent natural growth

ZONING

- A1 & EP. The ep area is a small pond area against highway 10, and a very small area against the south property line adjacent to the neighboring horse pasture

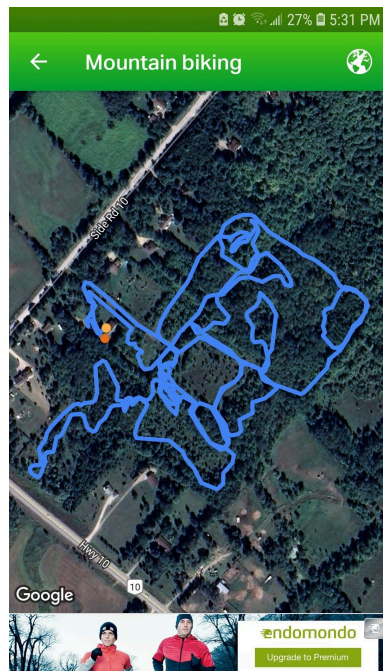
THE AREA

- Holland Chatsworth Elementary School just 1km away
- 15-minute drive to Owen Sound
- 15-minute drive to Walters Falls
- Nearby is Williams Lake, a stunning 148-acre clover-shaped oasis. It boasts a public beach and boat launch on the south side, spring-fed lake with crystal-clear aqua waters, boating and excellent fishing opportunities.
- Few minutes to the Grey County CP Rail Trail.

OTHER

- Taxes: approx \$1230

MOUNTAIN BIKE TRAIL



WALKING TRAIL



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.