

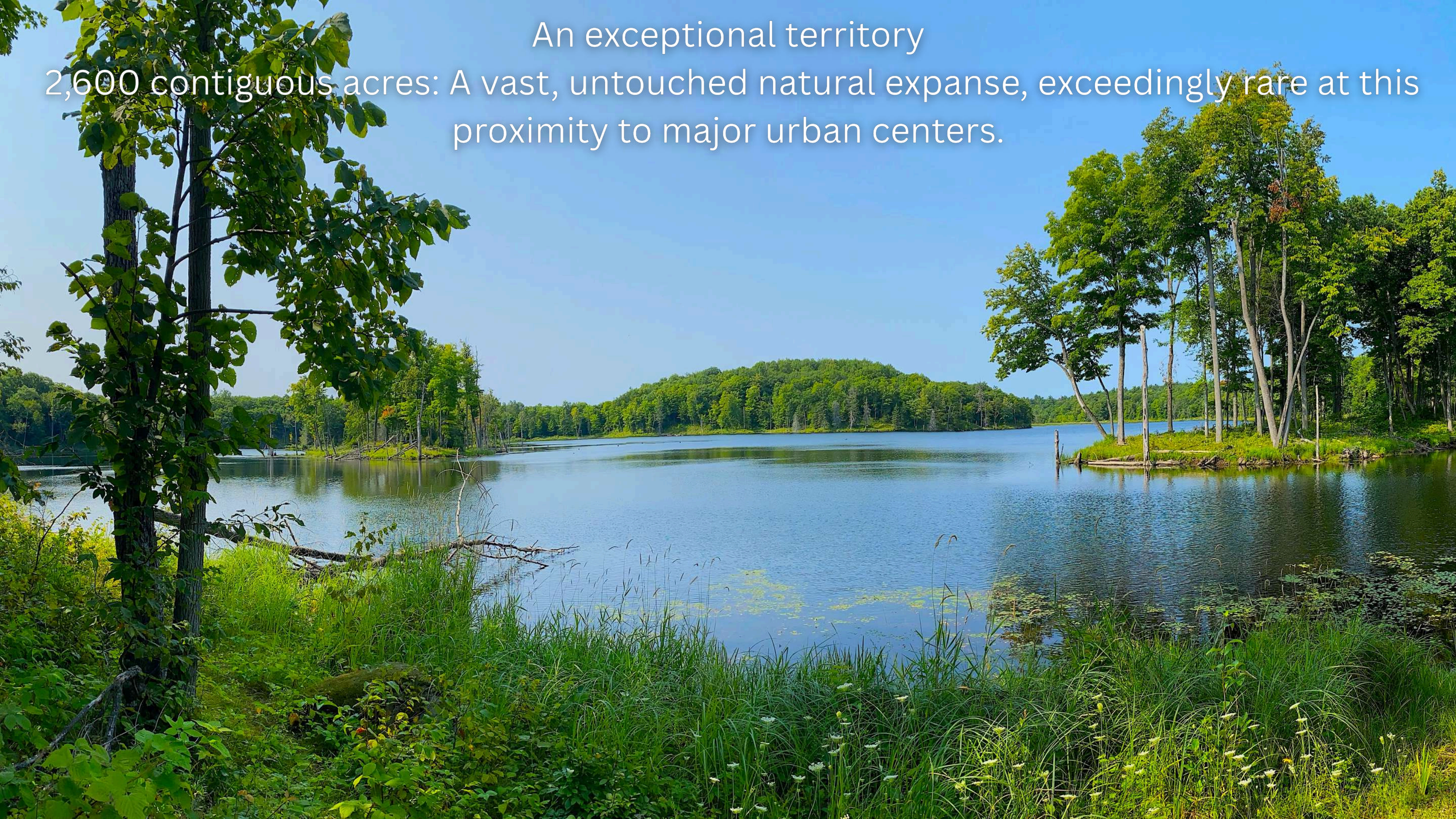
A property for a visionary, a discerning investor,
or a family seeking a lasting legacy.



Wildlife paradise of approximately 2,600 acres (over 10 km²).
7 exclusive lakes – Heritage hardwood forests – Rich, pristine aquatic ecosystems – Nestled
just 3 hours from Toronto or Montreal and 1 hour from Ottawa or Kingston, with paved road
access – High-quality facilities.



An exceptional territory
2,600 contiguous acres: A vast, untouched natural expanse, exceedingly rare at this
proximity to major urban centers.



- 75% hardwood forests: Mature stands offering outstanding forestry and ecological potential.



- Nearly 300 acres of freshwater wetlands: Natural reserves with remarkable biodiversity, ideal for wildlife.



- 7 private lakes ranging from 20 to 50 acres: Home to walleye, trout, and bass – exceptional fishing quality.



- 25 km of private forest roads: Suitable for SUVs or trucks, meticulously maintained.





Carefully renovated farmhouse:
Comfortably accommodates 10 guests,
blending charm with modern amenities.



- **Viceroy-style chalet: Built to accommodate 8 guests, bright and spacious.**





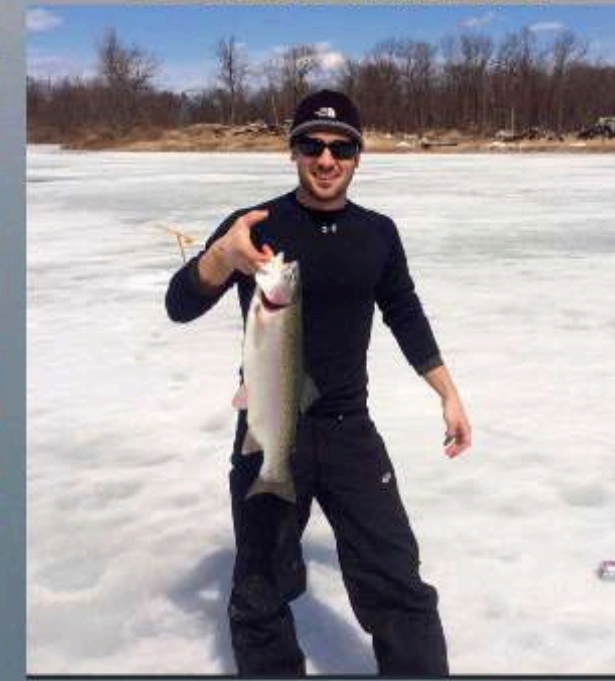
Forest camp: Rustic and self-sufficient, perfect for 4 guests or an immersive nature stay.



- Premium hunting: Up to 8 deer per year, including 4–5 mature bucks, plus 2 black bears.



- Exceptional private fishing: Three game fish species, set in the serenity of your secluded lakes.



3hrs de Toronto, 3hrs de Montréal, 1h15 d'Ottawa et 1h de Kingston

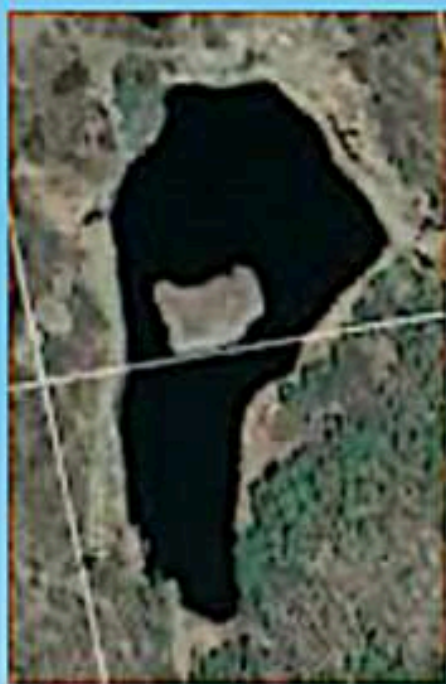


- **Four-season development potential: Exclusive hunting club, equestrian center, corporate retreat, or private family estate.**



Regional road and 25 km of internal private forest roads, showing the approximate property boundary.





description of the lakes and ponds

Water Bodies	longueur de rive M	longueur du lac M	Surface Acres	ft ²	profondeur maximale feet	profondeur moy. feet
Bayonette	2,100	722	48.4	2,110,000	31.6	16.7
Long	1,810	620	26.4	1,151,000	24.9	7.7
Dry	1,550	365	na	na	na	na
Lunch Box	762	315	10.1	440,200	24.6	10.9
Deer	2,500	990	49.4	2,154,000	23.1	11.0
Bulldozer	1,015	320	13.4	582,000	27.4	10.1
Dredge	2,070	500	33.4	1,454,000	23.0	6.5
Little Silver dock	50	2,975	247.1		39.6	
Total	11,857		428			



This property represents a rare combination of size, ecological diversity, and strategic proximity without compromise. Fully accessible via paved roads, it is equidistant from Toronto and Montreal (3 hours). Few properties offer such a vast amount of private space with abundant water features, exceptional recreational potential, and such ease of access in a strategically advantageous development area.

