

LISTING HIGHLIGHTS

1402 Muriel Lake

FILE NO. 8107
Large acreage

Selling Features:

- 152 acres
- 2,500 feet of waterfrontage
- Fronting on the north side
- Development possibilities
- South views

Services: Hydro

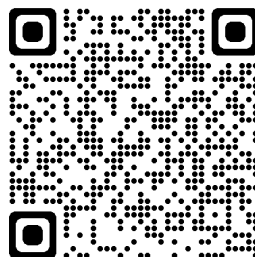
Taxes: \$1,427.25 in 2021

Directions: Drive to the end Muriel Lake Road. Also known as Olson's Landing.



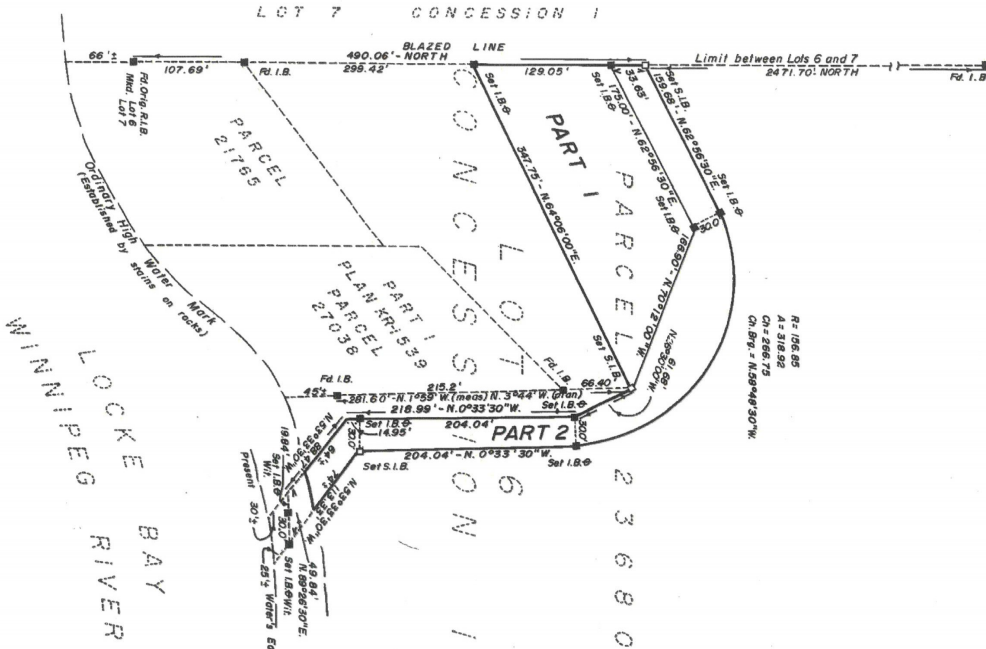
Comments: Development opportunity on the Winnipeg River system! Titled 152 acre road access lot located in unorganized territory outside of the city limits of Kenora - only a short 20 minute drive to downtown! This vacant property is known as Olson's Landing in Locke Bay at the end of Muriel Lake Road. The acreage offers approximately 2,500 feet of water frontage with a mix of sand beach at the landing and beautiful bedrock shorelines to the east. There is a private boat launch at the top of the property and large docks that will accommodate up to 20 vessels. The lot is south facing and offers a stunning east view down the bay. There is a small fishing cabin down the eastern shoreline of the property that has not been used in quite some time. The other two buildings shown in the photos

are on separate titles and not part of the total acreage. Due diligence required on any development possibilities. Let your imagination run wild! Offer to be presented as received.



\$800,000

PLAN MATERIAL	
ITEM	DESCRIPTION
Material	- Mylar Matte 2
Gauge	- .003
INK	- Pelican 50



**PLAN OF SURVEY OF
PART OF BROKEN LOT 6,
CONCESSION 1
TOWNSHIP OF UMBACH
DISTRICT OF KENORA**

SCALE: 1 INCH = 100 FEET
M.M. GRAHAM O.L.S.
1977

BEARING REFERENCE
Bearings shown hereon are astronomic, referred to the NORTH bearing of the west limit of Broken Lot 6 as shown on Plan KR 1539.

SURVEYOR'S CERTIFICATE

- I hereby certify:
- (1) That this survey and plan are correct and in accordance with The Survey's Act and The Land Titles Act and the regulations made thereunder.
 - (2) That I was present at and did personally supervise the survey represented by this plan.
 - (3) That this plan contains a true copy of the field notes of survey.
 - (4) That the survey was completed on the 12th day of July, 1977

Kenora, Ontario
July 14, 1977

M.M. Graham
MURRAY M. GRAHAM
Ontario Land Surveyor.

- 1/8" ----- Denotes Iron Bar 5/8" x 5/8" x 24"
 - 3/4" ----- Denotes Standard Iron Bar 1" x 1" x 48"
 - 1/8" ----- Denotes Iron Bar 3/4" round x 24"
- Evidence found as noted.

T.B. 1882

PLAN 23 R-4093
APPROVED August 9, 1977

ASSISTANT EXAMINER OF SURVEYS

PLAN 23 R-4093
RECORDED UNDER No. 126506
REGISTERED Nov. 14, 1977

LAND REGISTRAR

PARTS 1 and 2, Part of Parcel 23680.D.K.F.



PLAN OF
PART OF BROKEN LOT 6 - CON. I
TOWNSHIP OF UMBACH
DISTRICT OF KENORA

[illegible]

KENORA, ONTARIO,
MAY 5, 1961

M. M. Graham
ONTARIO LAND SURVEYOR