

# PCL 9638 SEC NIP;N 1/2 LT CON 4, West Nipissing, Ontario P0H 1R0

Listing

Client Full

[PCL 9638 SEC NIP;N 1/2 LT CON 4 West Nipissing](#)

Listing ID: 40779941

Active / Land

Price: \$499,000.00/For Sale



## Nipissing/West Nipissing/Lavigne/North Monetville

Residential



Water Body: **Lake Nipissing**

Type of Water: **Lake**

Tax Amt/Yr: **\$824/2025**

Zoning: **OS**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

**Sale**

**100+**

**2,656.45**

**2,656.45 x 2,656.45**

**Square**

**Freehold/None**

**\$824/2025**

### Remarks/Directions

Public Rmks: **A Rare Northern Ontario Wilderness Holding. This is your chance to own a 162-acre wilderness sanctuary in the heart of Northern Ontario, where towering pine forests meet sculpted Canadian Shield and winding waters carve through complete privacy. Situated between Monetville and Lavigne, and entirely surrounded by Crown land and the protected backcountry of Mashkinonje Provincial Park, this property is a once-in-a-generation retreat. It features a navigable creek, a private ~17-acre lake created by active beaver dams, and a landscape that feels more like a park than a parcel.**

Directions: **Off Highway 64 between Monetville and Lavigne in West Nipissing**

### Waterfront

**Water Body Name:** Lake Nipissing

**Water Body Type:** Lake

**Waterfront Type:** Direct Waterfront

**Water View:** Direct Water View

**Shore Road Allowance:** Owned

**Waterfront Features:** Boat Access

**Water Frontage:** 100.00

**Waterfront Exposure:**

**Island:** No

### Exterior

Property Access: **ATV/4WD Only, By Water, Other**

Area Influences: **Access to Water, Highway Access**

View:

Fronting:

**North**

### Comments

Inclusions: **N/A**

Exclusions: **N/A**

### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **None**

# Parcels:

Acres Clear:

Lot Front (Ft): **2,656.45**

Acres Waste:

Lot Depth (Ft): **2,656.45**

Acres Workable:

Lot Size: **162.00 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

Environmental Audit/Phase: **No**

### Property Information

Legal Desc: **PCL 9638 SEC NIP; N 1/2 LT 12 CON 4 LOUDON; WEST NIPISSING ; DISTRICT OF NIPISSING**

Zoning: **OS**

Assess Val/Year: **\$59,000/2016**

PIN: **490640048**

ROLL: **485209000108100**

Possession/Date: **Flexible/**

Survey: **None/**

Hold Over Days: **60**

PIN 2:

Occupant Type:

Deposit: **20000**

### Brokerage Information

List Date: **10/17/2025**

List Brokerage: [Keller Williams Complete Realty](#)

---

Source Board: Cornerstone Association of REALTORS®

Prepared By: Andrew Bridgman, Salesperson

Date Prepared: 10/17/2025

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.