

13208 COUNTY RD 15

Outstanding Recreational Property for Nature Enthusiasts and Hunters! Expansive 132-acre property, located just 8.5 km S. of Merrickville, is the ultimate escape for outdoor recreation w minimal expenses. 50 minutes from Ottawa, 26 km from Hwy 401 (Exit 705). 217 ft frontage on County Rd 15, provides easy access to a natural haven ideal for hunting, hiking, cross-country skiing, and wildlife observation. The property comprises of 2 parcels: 1/10 acre zoned Rural + 131.9 acres designated Wetlands, featuring a rich mix of woodlands & diverse wildlife habitat. Currently registered under the Conservation Land Tax Incentive Program \$50/yr (annual re-application required to maintain this benefit). Equipped w 2 hunting blinds & includes a 37-ft 1989 Winnebago Elandan Motorhome RV (sold as-is), offering a ready-made base camp. Trails and wetlands enhance the experience and opportunities to explore this natural landscape. Access to the property is by appointment only.



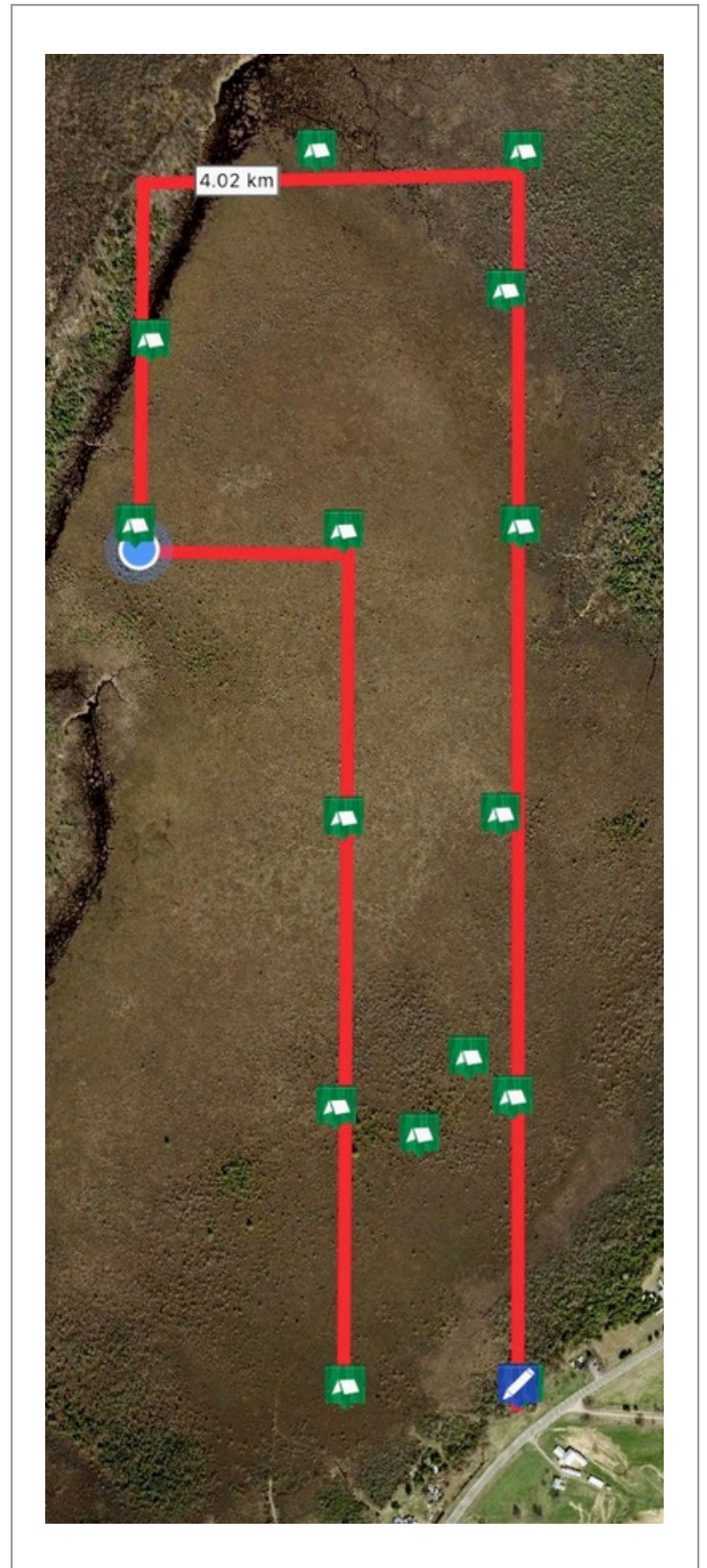
BUY

UNIQUE
HOMES

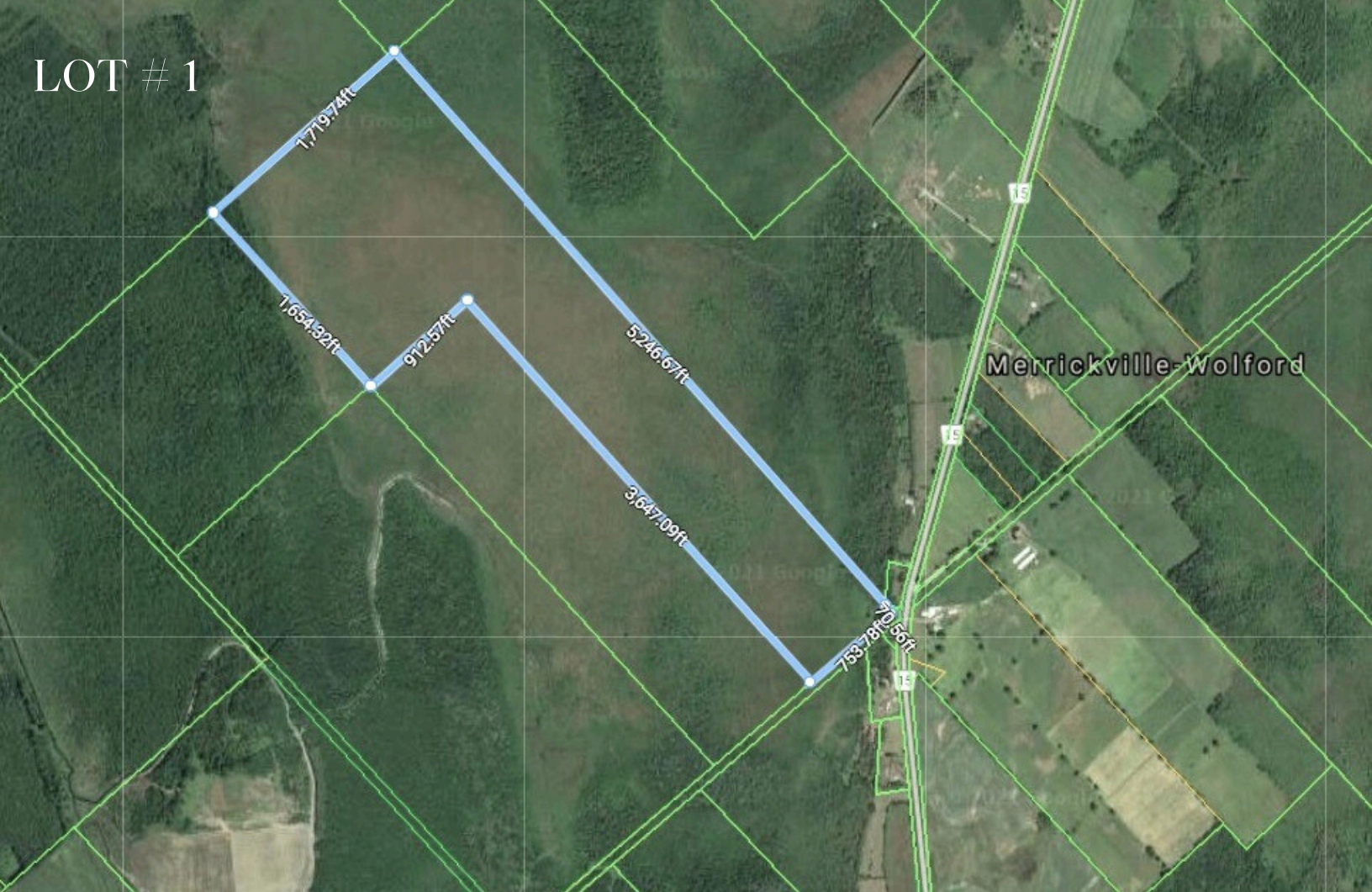
SELL

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MERRICKVILLE



LOT # 1



LOT # 1

LEGAL DESCRIPTION LOT 17:
PT LT 17 CON 4 WOLFORD AS
IN PR191038; MERRICKVILLE-
WOLFORD

PIN: 681050104

LOT # 2

LEGAL DESCRIPTION LOT 16:
PT LT 16 CON 5 WOLFORD PT 1
15R9822; MERRICKVILLE-
WOLFORD

PIN: 681050122

LOT # 2





BUY | UNIQUE HOMES | SELL
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RE/MAX Hallmark Realty Group | 610 Bronson Avenue, Ottawa, ON K1S 4E6

ALL preceding information is believed to be accurate but not warranted.