

# Pt. 5 Rogers Island

## LOT 5



### LISTING HIGHLIGHTS

**FILE 8124**

**Lake of the Woods**

**Vacant Lot**

**Selling Features:**

- 28 acres
- 3800 feet of shoreline
- North and south exposures
- Small natural sand beach areas
- Beautiful mature pine trees
- Interior trails
- Spectacular build site to capture south and west views
- Hydro available
- Rock bay (south side) provides shelter  
(Be careful navigating!)

**Access:** Proximity to town and mainland parking - 5 minutes from Devil's Gap Marina

**Taxes:** \$600.00 in 2023

**PIN:** 42150-3320



**Comments:** If privacy and acreage is high on your list, you must consider Rogers Island. This property has frontage on the North and South sides which offers unique build sites depending on preferences of exposure and shelter. Trails through out the island allow you to walk and feel all the visceral aspects of nature. The close proximity of this island to Kenora gives you the safety and convenience of a short boat ride but allows you to truly escape upon your arrival!

**\$1,800,000**

