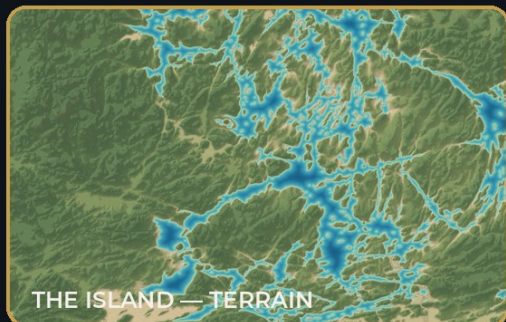


PRIVATE ISLANDS INC.

BEER LAKE ESTATE PROPERTY

NORTHERN ONTARIO, CANADA



91 ACRES • FREEHOLD
WEST SHORE • BEER LAKE

49.857°N 94.622°W

ELEVATION — HILLTOP 1120 FT



THE ESTATE

At a Glance

LOCATION	Northern Ontario
TITLE	Freehold
LAND AREA	91 acres
SETTING	West shore, Beer Lake
DEVELOPMENT	Undeveloped raw land
ACCESS	Sunpoint Road easement

ACRES — THE ONLY PRIVATE LAND ON THE LAKE

The sole privately held property on Beer Lake, its western shoreline held under one freehold title — a private-lake holding in effect.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	91 acres
TITLE	HILLTOP
Freehold	1,120 ft
WATERS	NEAREST TOWN
Beer Lake	Kenora

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REGION — NORTHERN ONTARIO, CANADA

North of Kenora, the Canadian Shield breaks into lake country on the Winnipeg River system — Precambrian rock, evergreen forest and dark, unpolluted skies. Beer Lake sits in that country: a quiet lake whose only private land is this western shore.





THE LAND

A Blank Canvas of Shield Wilderness

Beer Lake Estate Property is a 91-acre expanse of majestic Canadian Shield wilderness — a raw-land holding that covers the entire western shoreline of the lake. Evergreen forest and rugged Precambrian rock run from the high, dry building sites down to the water, in a level of exclusivity the listing calls virtually unheard of in the Ontario market.

THE SETTING

The Only Private Property on the Lake

As the only privately held property on Beer Lake — with a provincial proclamation barring any further private land allowance — the estate effectively grants its owner a private lake experience, surrounded by evergreen-forested islands and the silence of the northern forest.

THE MEADOW

A Historic Hay Meadow

A significant segment of the property is an overgrown hay meadow, historically used for pasture. Years of damming on the Winnipeg River system flooded the area, but the listing notes it remains a prime candidate for reclamation into pastureland with the construction of a short dam.

THE TRAILS

Cleared for Exploration

The current vendor has cleared several all-terrain vehicle trails throughout the 91 acres, allowing seamless inspection and exploration of the property's varied topography and its lakeshore building sites — ground a buyer can walk, ride and plan on today.





LAND AND WATER

Shield Rock and a Quiet Lake

Beer Lake is a pristine, quiet body of water in the Winnipeg River system, its islands and shoreline giving the estate exquisite vistas and deep tranquility. The land is a sanctuary for the quintessential wildlife of the Canadian North — whitetail deer, moose, black bears, wolves and beavers — while bald eagles, geese and ducks work the western shore, and dark skies make for world-class stargazing.

KNOWN FOR

The only private holding on its lake — 91 freehold acres of Shield wilderness with the whole western shoreline of Beer Lake.

SUMMER HIGH 77°F • WINTER LOW -4°F



BY ROAD

Sunpoint Road

The property is accessed via Sunpoint Road, a well-maintained, all-season gravel road, under an easement agreement that ensures free access for the estate's owners with no usage or maintenance fees. Kenora, the regional service city, is twenty minutes away by road — nine miles in a straight line.

BY AIR

Floatplane and Beyond

Beer Lake is floatplane accessible, and small jets can use the Minaki airstrip thirty minutes away. Winnipeg International Airport lies 117 miles to the west for long-distance arrivals. The property is currently off-grid, ideally suited to modern solar and wind energy systems.

DISTANCES — STRAIGHT LINE

Kenora 9 mi · Minaki 9 mi · Winnipeg Int'l Airport 117 mi

ONE LAKE • ONE PRIVATE HOLDING • 91 ACRES • FREEHOLD

LOCATION

On the Map

BEER LAKE • WINNIPEG RIVER SYSTEM, ONTARIO



GALLERY

The Estate in Frames



Through the pines to the western shore



Shield rock at the water's edge



Loons on Beer Lake



The historic hay meadow



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BEER LAKE ESTATE PROPERTY

NORTHERN ONTARIO, CANADA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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