

\$120,000 - Lot Bezanson Lane, East Dalhousie

MLS® #202219175

\$120,000

Bedroom, Bathroom,
Land

V2, East Dalhousie, NS

Listen Closely, these 100 +/- acres of enchanted woodland can be heard serenading the next owner. To the west, indigenous fauna and flora border a historic Christmas tree farm. A mix of soft and hardwoods including; Birch, Pine, Fir, Oak, Maple and Beech are densely packed over these lands. Historically, this land was partially logged and new growth trees are 20 years of age. A road was once cleared and graveled extending approximately 4500 ft toward the back of the property. Untouched for 7 years, it remains easily traversed by foot or ATV. A trailer remains on the first levelled clearing, although it has fallen over time to the elements. Nearly 600ft of road frontage sits attached to an abandoned NS transport service road. Buyers to determine if it can be acquired by NS dept. of transportation to allow legal road access to the property. A mere 20 minutes to New Ross or 21 minutes to New Germany to find an NSLC, Gas & Service stations, and groceries. New Germany also is host to River Ridge common, 115 acres of outdoor recreation spaced filled with playgrounds, mountain bike and hiking paths. Options are endless with this property! Conserve the acreage, allow it to flourish and relax to the sound of loons calling out over Owen Lake. Homeowners, this could be your future dwelling with the lake and privacy you've dreamed about; perhaps allow a tree clearing company to pay you for selling select trees. Investors/ Developers, make new the old trail to Owen lake, subdivide lots and



develop a community all of your own. The surrounding lakes: Lake Torment, Black Duck Lake and Butler Lake have led the path to expanding the community of East Dalhousie.

Essential Information

MLS® #	202219175
Price	\$120,000
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 31st, 2022

Community Information

Address	Lot Bezanson Lane
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	East Dalhousie
County	Kings
Province	NS
Postal Code	B0R 1H0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	None
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Not Landscaped, Softwood Bush, Wooded, 50 to 100 Acres
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Additional Information

Zoning	N/A
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Listing Details

Listing Office	RE/MAX NOVA - 15867
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Listing information last updated on October 13th, 2025 at 9:47am ADT