

# \$89,000 - 1040 Corkum And Burns Road, Black River

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MLS® #202507196

**\$89,000**

2 Bedroom, Bathroom, 510 sqft

Residential on 8.63 Acres

V2, Black River, NS

Off-Grid Paradise on Over 8.6 Acres – Ideal for Rugged Individuals and Nature Enthusiasts

Discover the perfect blend of rugged charm and off-grid living with this unique 8.6-acre property, offering a cozy yet functional camp.

This place is ideal for those seeking seclusion and independence. Whether you're an adventurer looking for a retreat or someone ready to embrace life off the grid, this property provides the ultimate foundation. The existing

camp with metal roof is just over 500 square feet with a front deck to enjoy quiet mornings and peaceful living. The spacious great room combines kitchen, dining, and living areas, creating an open environment for all to enjoy.

Two bedrooms are located at the back of the camp to retreat after a day of exploration. The kitchen is equipped with a full-sized stove that is powered by propane as well as the lights to ensure you're never left in the dark. A

wood stove provides warmth, keeping the space cozy year-round. Storage is plentiful with a 12' x 11' building that's perfectly sized to store equipment, including your

4-wheeler, tools, and supplies for your off-grid lifestyle. This area has approximately five properties that are already enjoying living off the grid, including one directly across the road.

Join a community of like-minded individuals who value privacy, sustainability, and independence. The nearest electrical pole is approximately 5 km away, emphasizing the true off-grid experience. With endless potential to expand, modify, or simply enjoy as



is, this property offers a rare opportunity to create your own sanctuary in nature. Whether you dream of developing your homestead, creating a hunting cabin, or just seeking an escape from the everyday, this property has the versatility to make it happen. Explore the possibilities today.

Built in 1983

**Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | 202507196                 |
| Price          | \$89,000                  |
| Bedrooms       | 2                         |
| Square Footage | 510                       |
| Acres          | 8.63                      |
| Year Built     | 1983                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Style          | Bungalow, Cottage/Camp    |
| Status         | Closed                    |
| Date Sold      | November 6th, 2025        |

**Community Information**

|              |                            |
|--------------|----------------------------|
| Address      | 1040 Corkum And Burns Road |
| Area         | Annapolis Valley           |
| District     | Kings County               |
| Sub-District | V2                         |
| City         | Black River                |
| County       | Kings                      |
| Province     | NS                         |
| Postal Code  | B4P 2R2                    |

**Amenities**

|           |                 |
|-----------|-----------------|
| Utilities | None            |
| Parking   | No Garage, Dirt |

**Interior**

|            |             |
|------------|-------------|
| Appliances | Stove - Gas |
|------------|-------------|

|              |       |
|--------------|-------|
| Heating      | Stove |
| # of Stories | 1     |
| Stories      | One   |
| Basement     | None  |

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | 3 to 9.99 Acres, Wooded |
| Roof            | Metal                   |
| Construction    | Wood Siding             |
| Foundation      | Pillar/Post/Pier        |

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 205 |
| Zoning         | N1  |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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Listing information last updated on November 4th, 2025 at 3:47am AST