

\$75,000 - Lot Ticken Lake Road, Briar Lake

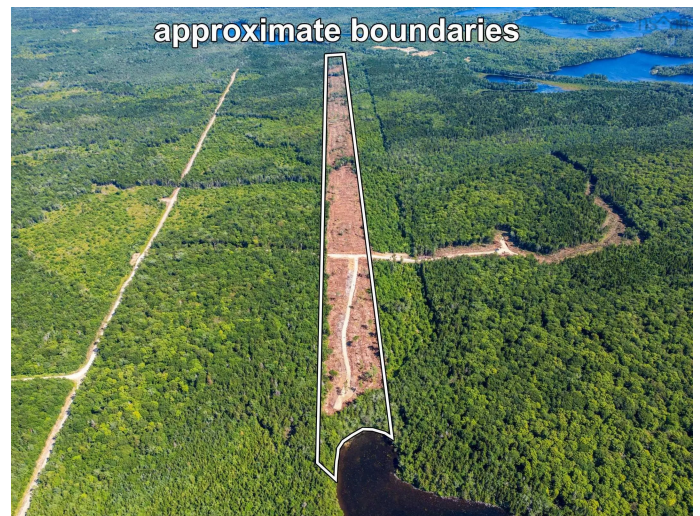
MLS® #202518890

\$75,000

Bedroom, Bathroom,
Land on 50.00 Acres

V4, Briar Lake, NS

Escape to nature with this approximate 50-acre parcel on the tranquil shores of Ticken Lake. Tucked away with its own private cove, this property offers exceptional off-grid privacy. There are currently no other cottages in sight, making it an ideal setting for those seeking true seclusion. The land has been recently harvested, with tree buffers thoughtfully left intact at both the lakeside and rear of the property to maintain natural privacy. Boasting approximately 380 feet of direct lake frontage, the lot stretches roughly 7,800 feet in depth, providing ample space for future development, recreation, or a peaceful wilderness retreat. Accessed via an unnamed gravel road off Highway 340 in Moody's Corner, a newly built driveway leads toward the lake, saving future owners the expense and effort of initial groundwork. Located approximately 30 - 40 minutes from the villages of Clare and Weymouth for everyday amenities, and within 50 - 60 minutes of the towns of Yarmouth and Digby, this property strikes the perfect balance between remoteness and convenience. Outdoor enthusiasts will appreciate the abundance of nearby trails, perfect for ATVs and off-road adventures. This location is also teeming with wildlife, making it an excellent spot for hunting. Whether you're dreaming of a rustic off-grid cabin, a private getaway, or simply owning a vast piece of Nova Scotia wilderness, opportunity awaits. Don't wait, book your showing today! (Property is subject to HST, over and above the purchase price.)



Essential Information

MLS® #	202518890
Price	\$75,000
Acres	50.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	Lot Ticken Lake Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Briar Lake
County	Digby
Province	NS
Postal Code	B0W 3T0

Amenities

Utilities	None
Parking	Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Exterior

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

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 15th, 2025 at 10:47am ADT