

W E L C O M E T O

100 ACRES OF BEAUTIFUL
LAKEFRONT

B I G R I V E R , S K

01. THE BIG PICTURE

OPPORTUNITY OVERVIEW

C O W A N L A K E

SPRING FED AND NEARLY 45 KM OF LAKE TO EXPLORE

CLOSE AMENITIES

Big River is a full service town and is accessible by road or lake.

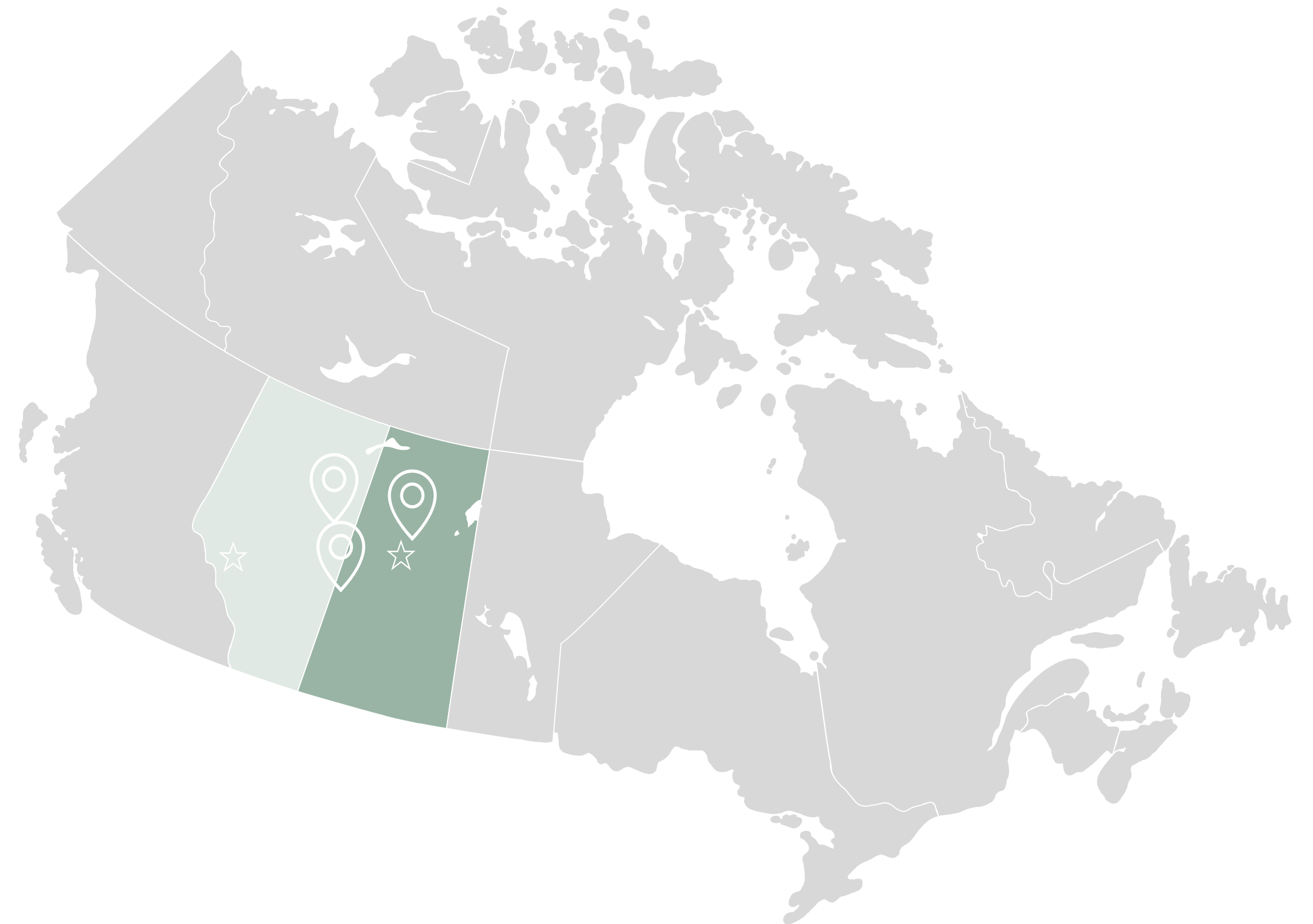
The town is home to grocery stores, banks, groceries, restaurants and is close to golf courses and a ski resort. The town has medical, fire and police services as well and is home to the Annual Fishing Derby and Polar Bear Swim.

PROPERTY LOCATION

Minutes from Alberta and Saskatchewan Towns and Cities.

Property distance to:

- Meadow Lake, SK (110km)
- Prince Albert, SK (130km)
- Saskatoon, SK (230km)
- North Battleford, SK (250km)
- Cold Lake, AB (270km)
- Lloydminster, AB (310km)





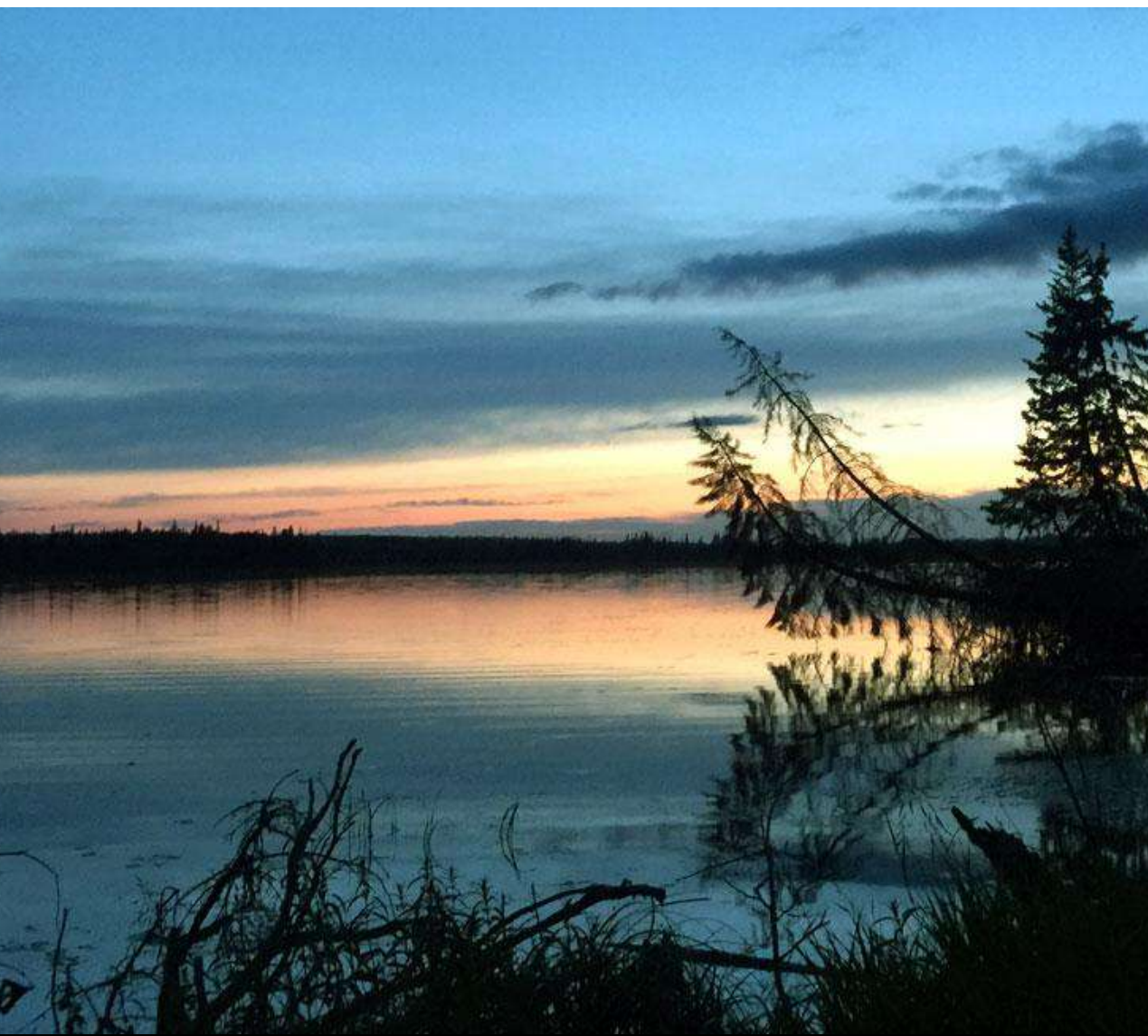
900+ METERS OF
PRIVATE SHORELINE
WITH **CLEARED TREES**
RIGHT TO THE
WATER'S EDGE

*VENDOR FINANCING AVAILABLE

SEE FOR YOURSELF

A PICTURE IS WORTH A THOUSAND WORDS

Cowan lake is well known for its fishing, calm waters and friendly atmosphere. It's a wildlife enthusiasts dream as it's a natural attraction for migratory birds and big game. On the other side of the lake is Crown Reserve Forest and the area features nearly 300 kms of trail to explore.



VISIT [COWANLAKE.CA](https://www.visitcowanlake.ca)

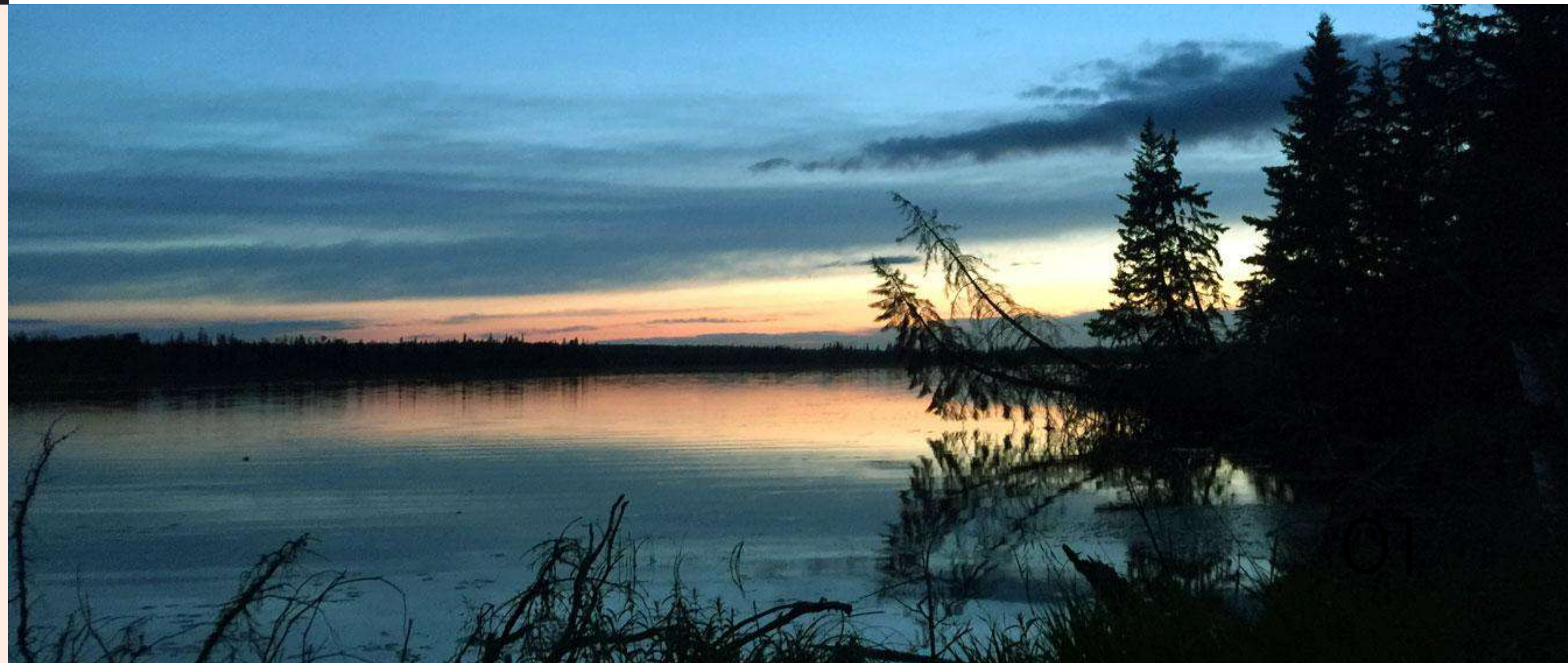


RARE OPPORTUNITY . . .

OWN NEARLY 1 FULL KILOMETRE OF LAKEFRONT

WATERS EDGE

Uniquely positioned to maximize lake front exposure with over 900m of cleared trees right to the shoreline! The rest of the property features a mix of rolling hills with mature trees and open flat grassland.





TAKE A HIKE...

ORIGINAL HOMESTEAD INCLUDES POWERLINES, WATER-WELL & MORE

EXISTING SERVICES

The original property was home to the Robinson family since the 1960's. The property includes full power across the entire property and a well. The original homestead was demolished in 2016.





45 KILOMETERS...

BIG RIVER IS HOME TO MULTIPLE RECREATIONAL RESORTS & SUBVIDISIONS

RECREATIONAL PROPERTY

Big River is known as a year round recreation destination and ideal for cruising on your pontoons, kayak or fishing boards.. With excellent fishing year round, boating in the summer and over 300 km of trail to explore.





OH CANADA...

NO NEIGHBOURS.
NO BOUNDARIES. NO RULES.

PEACE AND QUIET

If you like hunting, target practice or camping, this is the ideal property for you. Bordering Sask forest reserve means this is the LAST privately owned property on the lake, given you ultimate privacy.





INVEST IN THE FUTURE ...

YOUR FUTURE DEVELOPMENT OPPORTUNITY AWAITS

WANT TO SUBDIVIDE?

Road Access is directly off Highway 55 (Paved) and proceeds through crown land.

Opportunity for road access exists with subdivision development underway with neighbouring properties. Only 20 minutes to the town of Big River, SK



T A K E A

W A L K

O N T H E

W I L D

S I D E

02. THE
NUMBERS

ASKING PRICE: \$399,000

VENDOR FINANCING OPPORTUNITIES

The current property owners are willing to provide two vendor financing options for qualified candidates. We understand that many recreational properties are co-owned with friends and family, so we have provided some affordable ownership scenarios and budgets:

3 YEAR TERM

- 10% DOWN
- PAYMENT
- 4.53% INTEREST
- 30 YEAR
- AMORTIZATION

\$1,899 / MONTH

5 YEAR TERM

- 15% DOWN
- PAYMENT
- 5.89% INTEREST
- 30 YEAR
- AMORTIZATION

\$1,999 / MONTH

HAVE YOU CONSIDERED BUYING WITH YOUR FRIENDS OR FAMILY?



50 / 50

AS LOW AS \$20,000 DOWN

\$949 / MONTH



33 / 33 / 33

AS LOW AS \$13,300 DOWN

\$633 / MONTH



25 / 25 / 25 / 25

AS LOW AS \$10,000 DOWN

\$474 / MONTH

LET'S KEEP THE BALL ROLLING

THANK
YOU

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