

NOVA SCOTIA PROPERTY FINDERS  
ROGER DIAL'S "TOP 10" PROPERTY PICKS

**The LAND-BANKERS' Hedge Fund**



**More than 1/2 mile of spectacular basalt-ledge ocean frontage on the Digby Neck**

This property harkens back fondly to the good old days when real estate investors, of the “land-banking” bent, could readily find large ocean front parcels in Nova Scotia and add them to asset portfolios designed to secure their wealth against the vagaries in the stock and financial markets. Large holdings of land with enduring value/utility (e.g., ocean frontage) have also proven over time to be a great hedge against devastating swings in the currency markets. Cash, of course, has the virtue of liquidity, but the value of today’s currencies rests on a pretty shaky foundation of blind faith (notably in the US dollar)...not to mention suspicious manipulation. This huge property is the kind of *tangible asset* that will hold and grow in value for as long as humans gravitate to the water, irrespective of the machinations current in the capital and currency marketplaces.



Erratic Boulders & Basalt Sculptures



Lava Scales Polished by Eons of Pounding Surf



View of Lake Midway from the Ridge



A geological preserve for endless exploration



Standing midway along the shore front. Property goes to just short of the far point.



### PROPERTY PARTICULARS

**Price: \$795,000 Cdn**

**3,021' Ocean Frontage;** virtually all of it prime basalt-lava ledge, terraced naturally to get right down to the water and to build in close proximity to the shore.

**210 acres** of mixed hard and softwood forest, cross-cut with stair-step under ledges and erratic boulders that would make a landscape architect ecstatic!

#### Impressive Tiered Elevations

rendering generous ocean views from virtually every position on the whole property. From the central ridge running through the property, the view captures both the St. Mary Bay and Bay of Fundy, as well as Lake Midway.

#### Grandfathered approval for a

**private subdivision road**, preserving both the ecology and some future owner's pocket book from newly imposed requirements for all subdivision roads to meet high-traffic municipal highway specifications.

**Taxes: \$825.**

**Accessibility:** The Digby Neck is a long narrow peninsula extending into the Bay of Fundy near Digby, Nova Scotia's scallop capital. It is about one hour's drive from Yarmouth, for those arriving via the high speed ferry from Bar Harbor, Maine or twenty minutes for those arriving by ferry from New Brunswick. Driving time from Halifax is a bit over two hours.

**Contact: Roger Dial 902 640-2176**  
**NOVA SCOTIA PROPERTY FINDERS**

After a couple decades in the *How-To-Get-Rich-Quick* mindset, it's time to consider *How-NOT-To-Get-Poor-Quick*