

\$1,995,000 - 374 Bauline Line Extension, Portugal Cove - St. Philip's

MLS® #1289163

\$1,995,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 100.00 Acres

N/A, Portugal Cove - St. Philip's,
Newfoundland & Labrador

Welcome to Windy Heights Farm - This extraordinary 400-acre farm offers unmatched potential for diversified agricultural ventures, with established operations, extensive infrastructure, and room for expansion.

Farming Operations & Opportunities: The property is currently home to hay production, cattle, pigs, and chickens. Pig operations are currently managed by an experienced external party who is interested in continuing a working arrangement with the new owner. A 1-acre portion farms market garden veggies, and approximately 45 acres previously dedicated to nursery sod (discontinued after 2023) is ready to be restarted, with all sod production equipment available. The property also features an impressive 8,000 sq ft metal barn with newly installed roofing. This barn is divided into two sections: Front Section - Modern Indoor Gourmet Mushroom Facility and Cafe Fully upgraded between 2022-24 with over \$500K invested, this state-of-the-art mushroom operation is designed for efficiency. Engineer's specifications, drawings, and permits are included. Equipped with two stainless steel ribbon mixers/cookers for preparing mushroom substrate. Six individual grow rooms, capable of producing up to 1000 lbs of fresh mushrooms per fruiting cycle at full capacity. There is a commercial processing kitchen with food and liquor license currently



operating as a cafe and is licensed for up to 36 occupants. The kitchen and mushroom processing area is also used for farm workshops, mushroom and foraging tours and catering events. The rear part of the red barn currently houses a cidery with liquor license (\$800/m +Hydro). The property includes a 4-bed, 2-bath bungalow, currently rented for \$600/m, providing immediate rental income (home sold as is). Whether you're looking to expand existing agricultural production, continue the high-value mushroom enterprise, or explore new ventures, this farm offers a rare combination of scale, infrastructure, and income potential. (id:6289)

Essential Information

Listing #	1289163
Price	\$1,995,000
Bedrooms	4
Bathrooms	2.00
Acres	100.00
Type	Agriculture

Community Information

Address	374 Bauline Line Extension
Subdivision	N/A
City	Portugal Cove - St. Philip's
Province	Newfoundland & Labrador
Postal Code	A1M2W1

Interior

Heating	Electric Baseboard heaters
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Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	Royal LePage Atlantic Homestead
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