

\$1,475,000 - 450 Concession 4 Road, Caledonia

MLS® #40758388

\$1,475,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 96.54 Acres

631 - Caledonia North East, Caledonia,
Ontario

Experience "Country Living" at its finest here at 450 Concession 4 Lane enjoying prime location less than 10 min drive north to Binbrook - only 20 min commute to Stoney Creek & Hamilton Mountain amenities. Turn east off Hwy 56 on Concession 4 Lane, proceed for approx. 2 km, there the road dead ends - that's where you find this natural phenomenon - imagine deer & wild turkeys as your only neighbors. This 96.54 acre sanctuary offers beautiful rolling terrain ensuring excellent drainage for the approximately 60 acres of well managed arable farm land (currently rented on year to year basis - with additional 10-15 acres available; however currently used as pasture land) - encompassed with mature forest, native foliage & magical healthy pond providing an unblemished private canvas! Includes a burnt out residential dwelling allowing new Buyer to re-build possibly saving significant building permit & developmental fee costs. Situated an attractive distance from the homestead 40ft x 60ft post & beam built hip roof barn includes 20ft x 60ft lean-to - all in very good condition features hydro & operating water well, additional 28ft x 12ft metal clad Quonset style building & 17ft x 12ft multi-purpose building perfect for a dog kennel. This majestic, diverse property is perfect for that someone wanting to build a private rural estate to escape the city's pressures finally being able to relax & breathe again - or - the price is realistic



enough to gain the attention of expanding cash crop farmers who can appreciate the large amount of rolling, fertile workable farm land. Extras - newer 4000 gal water cistern, 2 x 100 amp hydro services & fibre internet (not activated). Your chance to own a "Peace of Paradise"! (id:6289)

Essential Information

Listing #	40758388
Price	\$1,475,000
Bathrooms	0.00
Acres	96.54
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	450 Concession 4 Road
Subdivision	631 - Caledonia North East
City	Caledonia
Province	Ontario
Postal Code	N3W1S9

Amenities

Amenities	Schools
Utilities	Electricity, Telephone
Features	Visual exposure, Country residential

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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