

\$2,228,000 - 6128 Highway 3, Canfield

MLS® #40778511

\$2,228,000

6 Bedroom, 4.00 Bathroom, 1,798 sqft
Agriculture on 98.25 Acres

621 - North Cayuga, Canfield, Ontario

Welcome home to this turn-key 98.25 acre farm with over 80 acres of workable land, targeted field tiling, extensive infrastructure, and a beautifully renovated home set privately off the road. This property is built for productivity, featuring a 50' x 100' steel workshop with hydro, concrete floor, and large barn doors, plus a 50' x 95' coverall with its own well, hydro, and concrete flooring - currently used as a barn but ideal for livestock, equipment, or as an indoor riding arena. Two fenced paddocks with a small run-in shelter suited for goats or other small livestock offer added versatility. The natural pond, ample parking, and multiple access points offer flexibility for a wide range of agricultural operations. The bungalow has been fully updated with new roof, septic tanks, HVAC, drilled well, water treatment system, windows, waterproofing, and more. Inside, you'll find a bright, open-concept layout with three bedrooms, two bathrooms, and a framed full-height basement ready to expand. Natural gas services both the house and shop - an uncommon and valuable rural feature. Currently, the cash crop is averaging approx. \$30k/year, with massive potential rental income from the house, workshop, barn and property. A rare opportunity for cash crop, livestock, or agri-business - this is a working farm with room to grow. (id:6289)



Essential Information

Listing #	40778511
Price	\$2,228,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,798
Acres	98.25
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6128 Highway 3
Subdivision	621 - North Cayuga
City	Canfield
Province	Ontario
Postal Code	N0A1C0

Amenities

Utilities	Electricity, Natural Gas
Features	Southern exposure, Tile Drained, Sump Pump
Parking Spaces	20
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Central Vacuum - Roughed In, Dishwasher, Dryer, Microwave, Refrigerator, Water softener, Water purifier, Washer, Gas stove(s), Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
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Foundation

Block

Listing Details

Listing Office

Brookside Estate Realty Inc.



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