

# \$999,999 - 665 4 Line S, Oro-Medonte

MLS® #S12381360

**\$999,999**

0 Bedroom, 2.00 Bathroom, 1,850 sqft

Agriculture on 0.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

Farm business listing which includes land, buildings, agricultural equipment tractor, cultivator, plow, steel livestock gates, electric fencing, assignment of business name if required. NOTE: Any HST is payable by purchaser, vendor will accept HST waiver if purchaser has HST business number. The waiver documentation must be completed in a manner acceptable to Revenue Canada. LOOKING FOR THE PERFECT FARM! RARE SHANTY BAY UPDATED ORIGINAL DAIRY FARM HOUSE BUILT IN APPROX 1850! 5 ACRE FARM AGRICULTURAL ZONED PROPERTY WITH A DETACHED 2 BAY GARAGE INCLUDING A BONUS HEATED AND AIR CONDITIONED SUITE WITH ITS OWN BATHROOM PERFECT FOR EXTENDED FAMILY/OFFICE/GYM! THERE IS A BUNKIE CURRENTLY USED AS A TACK ROOM PLUS A CONCRETE BLOCK WORKSHOP AND A STABLE WITH 4 STALLS & A LOFT. THE ATTACHED ROOF SILO IS UTILIZED TO STORE WOOD. THE STABLES HAS A YEAR ROUND WATER SUPPLY. THE LAND IS DIVIDED INTO 5 PADDOCKS WITH THE FENCING BEING EITHER WOVEN WIRE OR WOOD. THE MAIN DWELLING HAS 3 BEDROOMS AND 2 BATHS WITH A BRIGHT OPEN LAYOUT, THE SOUTH ADDITION HAS BEEN USED AS AN IN LAW SUITE. TO THE SOUTH WEST THERE IS A ORCHARD WITH HERITAGE APPLE TREES, THIS Paddock INCLUDES A CHICKEN COOP AND A



VEGETABLE PLOT. ADJACENT TO THE RIDING RING THERE IS A VINEYARD OF MARCOTTE GRAPEVINES. THE SOILS ARE FERTILE, WELL DRAINED SANDY LOAM. THE FARM HAS BEEN CHEMICAL FREE SINCE 2006. CROPS GROWN INCLUDE WHEAT, GARLIC AND POTATOES. THE MAPLE TREES ON THE PROPERTY PERIMETER HAVE BEEN TAPPED FOR SYRUP PRODUCTION. THE PROPERTY HAS BEEN USED AS A FARM BUSINESS. THE PROPERTY HAS A ABUNDANCE OF NATIVE PLANTS AND WILDLIFE INCLUDING A FAMILY OF AMERICAN GOSHAWKS, TREE FROGS & HUMMINGBIRDS. AT THE END OF LINE 4 THE LAKE CAN BE ACCESSED BY KAYAK & A LITTLE FURTHER THERE IS A BOAT LAUNCH IN SHANTY BAY. THE ORO TRAIL IS 1 KM FROM THE PROPERTY. ALL THIS WITHIN MINUTES TO BARRIE!! (id:6289)

### Essential Information

Listing #	S12381360
Price	\$999,999
Bathrooms	2.00
Square Footage	1,850
Acres	0.00
Type	Agriculture

### Community Information

Address	665 4 Line S
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L2L0

### Amenities

Amenities	Highway
Parking Spaces	10

**Interior**

Appliances	Fixed Machinery & Equipment Incl, Mobile Machinery & Equipment Inc
Heating	Other
Cooling	Fully air conditioned

**Exterior**

Lot Description	Bldg=330.02 x 658 Acre
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**Listing Details**

Listing Office	SUTTON GROUP INCENTIVE REALTY INC.
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