

\$2,199,900 - 363 Huffman Road, Stone Mills (stone Mills)

MLS® #X12294284

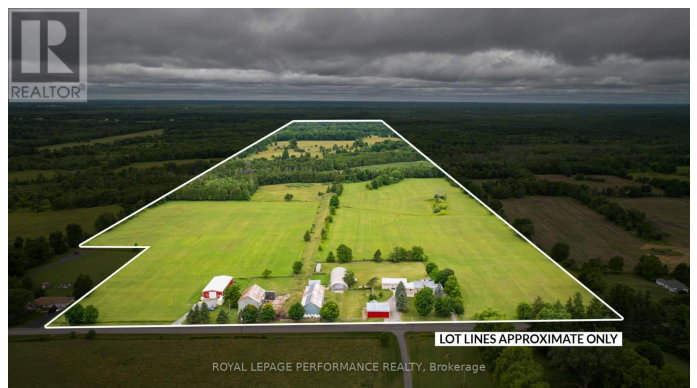
\$2,199,900

5 Bedroom, 3.00 Bathroom, 196 sqft

Agriculture on 196.00 Acres

63 - Stone Mills, Stone Mills (stone Mills),
Ontario

An exceptional opportunity for the entrepreneurial farmer awaits with this nearly 200-acre organic farm just 30 minutes north of Kingston, Ontario. Ideal for those wanting hands-on ownership, healthy rural living, and sustainable income. The property offers diverse, proven revenue streams and strong growth potential. The fully renovated historic limestone farmhouse includes five bedrooms, three bathrooms, hardwood and travertine floors, custom cabinetry, soapstone and granite countertops, spacious living areas, a family room with built-ins, and a yoga studio in the converted garage. A separate granny suite with its own kitchen, laundry, furnace, and entrance is perfect for multi-generational living or on-site staff. Agricultural income sources include organic hay production, pasture for finishing cattle, a mature sugar bush with a professional sugar shack for maple syrup, cedar pole harvesting for landscaping and fencing, and a modern 40x80 insulated mushroom barn (built 2021) with advanced incubation, fruiting rooms, and composting systems. Infrastructure is ready for future hydroponic or greenhouse development. Passive income comes from a 10KW micro-fit solar installation with a Hydro-One contract through 2031. Additional features include a 90 Quonset hut for equipment storage, multiple barns and outbuildings, two septic systems, and fully fenced pastures. Registered with the Ontario Federation of Agriculture (OFA) and



Provincial Premises Registry (PPR), this farm benefits from a supportive rural network and access to experienced local workers, making expansion and hiring easier. Combining historic charm with modern infrastructure, this property offers a rare chance for a hands-on entrepreneur to build equity, expand markets, and enjoy a fulfilling rural lifestyle while contributing to the growing demand for sustainable, locally produced food in Ontario.
(id:6289)

Essential Information

Listing #	X12294284
Price	\$2,199,900
Bedrooms	5
Bathrooms	3.00
Square Footage	196
Acres	196.00
Type	Agriculture

Community Information

Address	363 Huffman Road
Subdivision	63 - Stone Mills
City	Stone Mills (stone Mills)
Province	Ontario
Postal Code	K0K3N0

Amenities

Features	Irregular lot size
Parking Spaces	6

Interior

Appliances	Blinds, Dishwasher, Dryer, Freezer, Hood Fan, Oven, Water Heater, Washer
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Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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