

\$32,000,000 - 436 St.thomas Road, Russell

MLS® #X12339451

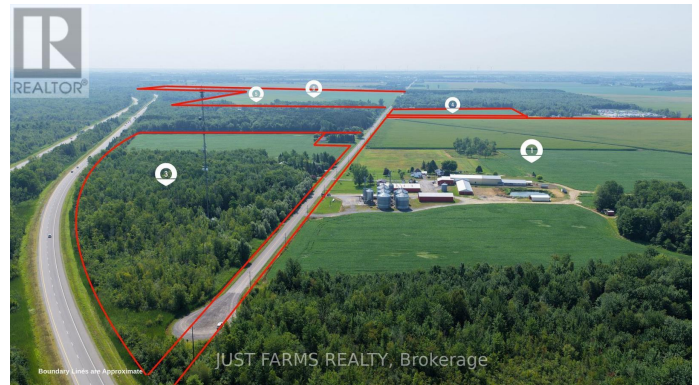
\$32,000,000

0 Bedroom, 0.00 Bathroom, 1,290 sqft

Agriculture on 1290.00 Acres

602 - Embrun, Russell, Ontario

A rare offering in today's market, located 30 minutes from Ottawa Ontario. This 1,290 acre operation presents a unique opportunity for large scale producers and agricultural investors looking to expand their portfolio with a highly productive, fully-equipped farm. With 1,255 acres of systematically tiled, workable land, this farm is designed for efficiency, scale, and long-term profitability. The property is comprised of 13 total parcels, many of which are adjoining and all situated within close proximity. This configuration allows for streamlined management and operational ease, making it especially appealing for operators seeking to consolidate or grow their acreage base all in one tight geographic footprint. Strategically designed for high volume production, the largest home farm parcels includes a robust farmstead with four well maintained farmhouses, perfect for housing owners, managers, or tenants. Multiple outbuildings provide ample space for machinery storage, equipment maintenance, and repair operations. Adding significant value is a large grain handling system featuring a large capacity grain dryer with 170,000 bushel on-site grain storage, truck scale, and an operational office. This infrastructure supports large harvests and reduces dependency on off-site services, optimizing turnaround time and logistics during peak seasons. The land itself has been exceptionally maintained, with consistent tiling across nearly all workable acres to ensure optimal drainage and



maximum yield potential. The sandy loam soil and the flat topography make these farms ideally suited for continued crop success. This is a turnkey, investment ready asset with infrastructure that meets the demands of serious producers. Whether you're looking to scale up your existing operation or diversify an agricultural investment portfolio, this property is built to deliver performance, efficiency, and value. (id:6289)

Essential Information

Listing #	X12339451
Price	\$32,000,000
Bathrooms	0.00
Square Footage	1,290
Acres	1,290.00
Type	Agriculture

Community Information

Address	436 St.thomas Road
Subdivision	602 - Embrun
City	Russell
Province	Ontario
Postal Code	K0A1W0

Amenities

Features	Irregular lot size
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Listing Details

Listing Office	JUST FARMS REALTY
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