

\$3,900,000 - 4958 Wellington Road 125, Erin

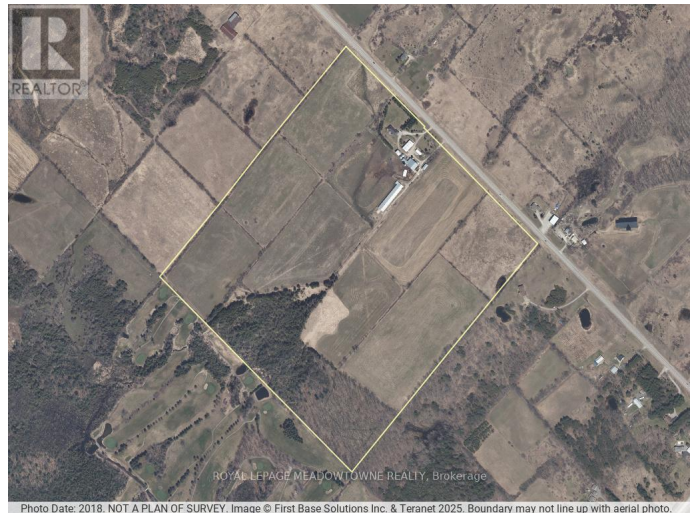
MLS® #X12352103

\$3,900,000

3 Bedroom, 4.00 Bathroom,
Agriculture on 0.00 Acres

Rural Erin, Erin, Ontario

Once in a lifetime opportunity. Spanning over 98.89 acres of gently rolling countryside, this remarkable property offers exceptional versatility for farming, agribusiness, equestrian pursuits, special events, or rental investment opportunities. Whether you envision cash cropping, turkey and chicken production, egg farming, or developing a horse ranch with paddocks, the possibilities here are endless. Set back from the paved road nestled in the trees is a carpet free 2,300 SF stone and brick bungalow with a full walk-out basement. Designed with flexibility in mind for a potential in-law suite with its own entrance, kitchenette, laundry, and walk-out patio. The main floor features a bright eat-in kitchen with large central island, walk-out to a deck, formal dining room with pocket French doors & open-concept great room. The principal bedroom includes a 3-piece ensuite and walk-in closet. All bedrooms offer hardwood flooring and large closets. A large main floor A 2024 propane furnace and central air, a metal roof (2014), Agricultural & Business Infrastructure includes a separate drilled well. Broiler Barn: 48 x 288 (13,824 sq ft) equipped with feed system, propane heaters, nipple waterers, and Big Dutchman feeders (all sold as-is). Bank Barn: 3,900+ sq ft in excellent condition, with capacity for 18,000 square bales, attached milk house, and additional storage shed- ideal for agricultural use or hosting events. Drive Shed: 40 x 80 with heated, insulated workshop, 16ft ceilings,



concrete floors, and crane. Additional structures include silos, coverall storage, feed tanks, utility shed, single garage, and multiple outbuildings. Land Use: 65+/- acres currently cash cropped (soybeans & winter wheat), with 25 acres in hay. 12 acres forested with mature maple trees potential for syrup production. Severance potential in southeast corner and some conservation. HST in addition to purchase price. Only minutes to Acton GO Station, shopping, golf course & services. (id:6289)

Essential Information

Listing #	X12352103
Price	\$3,900,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Agriculture
Style	Bungalow

Community Information

Address	4958 Wellington Road 125
Subdivision	Rural Erin
City	Erin
Province	Ontario
Postal Code	L7J2L9

Amenities

Amenities	Golf Nearby, Place of Worship
Utilities	Electricity, Wireless, Telephone
Features	Wooded area, Rolling, Open space, Carpet Free
Parking Spaces	27
Parking	Attached Garage, Garage, Inside Entry, RV, Shared
# of Garages	2

Interior

Appliances	Fixed Machinery & Equipment Incl, Mobile Machinery & Equipment Inc, Garage door opener remote(s), Central Vacuum, Water Heater, Water Treatment, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Water softener, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Brick
Lot Description	2016 x 2157 FT ; From GEO & considered estimates. 50 - 100 acres
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE MEADOWTOWNE REALTY
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