

\$3,495,000 - 22889 Talbot Line, West Elgin

MLS® #X12404703

\$3,495,000

0 Bedroom, 3.00 Bathroom, 113 sqft
Agriculture on 113.35 Acres

Rural West Elgin, West Elgin, Ontario

Set on 113 acres of pristine farmland just south of Rodney in West Elgin, this property offers both a peaceful country lifestyle and the excitement of a growing farm business. Just minutes from Port Glasgow on Lake Erie, this farm includes 65 acres of prime sandy loam soil with 30 workable acres in cash crops and 30 acres planted with high value organic berries such as Haskap, Black Currant, Aronia, and Schisandra, (3 years) along with a one acre block of wine grapes (Marquette and Table) and 5 acres of chestnuts. These plantings are in early stages, with strong yield projections and significant future revenue potential. Documentation outlining the varieties, number of plants, expected yield and estimated gross annual income, is available. At the centre is a three year old custom ranch home offering over 2,100 square feet on the main floor, a fully finished basement with in-floor heating, and modern amenities suitable for both personal use and business operation. The home combines warmth and practicality, with four bedrooms, four bathrooms, a custom kitchen, office, laundry, and a unique great room with wood accents and patio doors leading to a covered porch. The primary suite includes a spa like ensuite and its own walk-out to the porch and hot tub. Downstairs, the finished basement provides an additional bedroom, bathroom, and family room. An insulated 36' x 50' shop with in-floor heat, municipal water, high-speed fibre internet, three-phase power and paved road access



add efficiency and long term value. A small woodlot with trails at the rear further enhances the property. With the current owner retiring, this sale includes the option of mentorship to ensure a seamless transition for the new operator. This is a rare chance to acquire a diverse, income producing farm with proven soil quality, strong growth potential, and the ability to scale into a highly profitable enterprise. (id:6289)

Essential Information

Listing #	X12404703
Price	\$3,495,000
Bathrooms	3.00
Square Footage	113
Acres	113.35
Type	Agriculture

Community Information

Address	22889 Talbot Line
Subdivision	Rural West Elgin
City	West Elgin
Province	Ontario
Postal Code	N0L2C0

Amenities

Parking Spaces	10
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Interior

Appliances	Fixed Machinery & Equipment Incl, Mobile Machinery & Equipment Inc, Dryer, Sauna, Washer, Window Coverings
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Listing Details

Listing Office	JUST FARMS REALTY
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