

\$1,375,000 - 19152 County Rd 25 Road, South Glengarry

MLS® #X12423140

\$1,375,000

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

723 - South Glengarry (Charlottenburgh) Twp,
South Glengarry, Ontario

Welcome to Split Rock Alpacas, one of the most picturesque farms in South Glengarry, featured in CTV's 2024 season of the Amazing Race! This 137.5 acre farm is privately set on a paved road in between Alexandria & Cornwall, just over an hour to both Ottawa and Montreal. Featuring a well maintained 3 bedroom, 2 bathroom Century home with a beautiful wrap-around porch, a heated shop, a large barn complex with silos and 2 storage buildings, this farm would make for a great spot to move your family, livestock and/or business to! The large land base is made up of ~45 cleared acres that are made up of a productive Eamer Loam and which feature ~20 acres that are professionally fenced and suitable for many types of livestock, from the resident Alpacas, to sheep, to goats, to horses to cows etc! And with ~25 acres that are in hay you will be set up to grow your own hay for the winter! East of the barn complex you will find a small fruit orchard with a pond and cabin. There is also a large (~85+ acres) mixed forest that features a system of trails, a second pond and a 25' x 50' steel storage building. The ~10,000sqft barn complex and accompanying 30' x 40' hay storage building are set up with yards & gates to make it easy to handle your livestock. The barn also features a small section with heated floors that was used as an on-farm store! The 65' x 30' shop with heated section and storage section is great to work on your vehicles/equipment or for additional



storage needs. The bright and spacious farmhouse has seen many updates over the years; steel roof, windows, upstairs bathroom with heated floors & soaker tub. The main floor features an open concept living/dining/kitchen area, a family room that has a fireplace and vaulted ceilings, and a 3pc bathroom. The upstairs has 3 large bedrooms and a 4 pc bathroom. The possibilities on this farm are endless, this farm has something for everyone, come and see it for yourself! (id:6289)

Essential Information

Listing #	X12423140
Price	\$1,375,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	19152 County Rd 25 Road
Subdivision	723 - South Glengarry (Charlottenburgh) Twp
City	South Glengarry
Province	Ontario
Postal Code	K0C1L0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Parking Spaces	20
Parking	No Garage

Interior

Appliances	Water Heater, Dryer, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1280 x 3505 Acre 100+ acres
Foundation	Stone

Listing Details

Listing Office RE/MAX CENTRE CITY REALTY INC.



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