

# \$1,350,000 - 1315 Concession 8 Concession, Kincardine

MLS® #X12456570

**\$1,350,000**

0 Bedroom, 0.00 Bathroom, 94 sqft

Agriculture on 94.00 Acres

Kincardine, Kincardine, Ontario

Approximately 94 agricultural acres for sale in Bruce County west of Highway 21, between Tiverton and Port Elgin that consists of approximately 65 acres cropland (believed to be Elderslie Silty Clay loam but buyer will need to verify) , approximately 25 acres mixed hardwood bush and approximately 4 acres Environmentally Protected (EP) zoning along 2 small creeks that cross the property. Sellers wish to sell to a buyer who will qualify for a surplus farm dwelling severance. Upon an accepted Agreement of Purchase and Sale with the severance as a condition, the sellers will commence the severance application to allow the home, small workshop and approximately 3 acres (not part of the approximately 94 acres listed) to be retained by the Sellers. This is not only an acreage of cropland and bush but the property still has history of the original farm. There is an easy central access laneway, from the concession to the back of the farm that crosses the 2 creeks and passes by the original home's location where the partial barn foundation remains with a healthy grove of Pine trees and possibly an old dug well near the foundation. The current home to be severed is located on the north west corner of this farm. Excellent opportunity for a buyer or buyers who are looking to diversify their operations by adding to their crop acreage and enjoying a bush for wood management or recreational enjoyment. Crop rotation of soybeans and corn has been tenant managed. Possession will be



determined when details of severance is available and buyers, sellers and tenant have determined an arrangement for the crops. Phased-in assessment information (2025) includes the entire farm as the listed property has not been assessed separately. There are no windmills on the listed property. (windmills in photos are on near-by properties). Sellers will consider selling land and home at a price to be determined, as long as sellers may continue to live in the home for as long as they wish at free rent. (id:6289)

## Essential Information

Listing #	X12456570
Price	\$1,350,000
Bathrooms	0.00
Square Footage	94
Acres	94.00
Type	Agriculture

## Community Information

Address	1315 Concession 8 Concession
Subdivision	Kincardine
City	Kincardine
Province	Ontario
Postal Code	N0G2T0

## Amenities

Amenities	Highway, Recreation
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## Listing Details

Listing Office	Coldwell Banker Peter Benninger Realty
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