

\$2,199,000 - 071533 10th Line, East Garafraxa

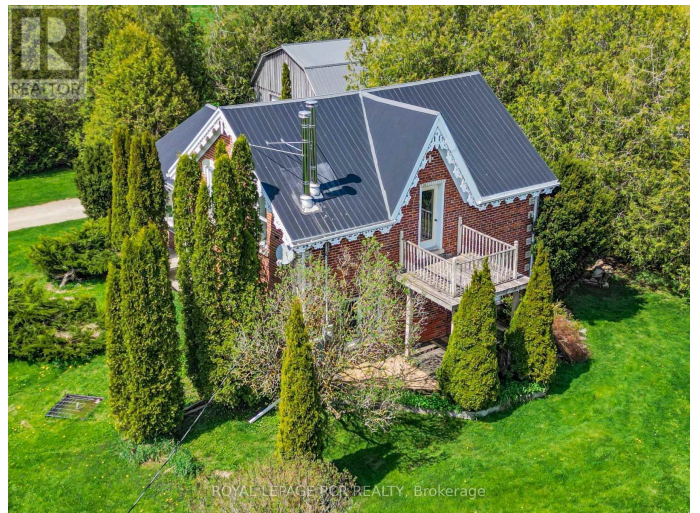
MLS® #X12475692

\$2,199,000

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural East Garafraxa, East Garafraxa, Ontario

An outstanding opportunity to own a fully equipped and remarkably versatile 94+ acre farm, ideal for equestrians, hobby farmers, or those seeking a productive agricultural operation. With 65 acres in active crop production and an additional 15 acres of pasture, this property offers the perfect blend of functionality, beauty, and long-term potential. At its heart is a 3-bedroom century home full of character and country charm. Surrounding the house is an impressive array of outbuildings tailored to both equine and general farming needs. A few of the many standout features of this fantastic property are the 14-stall horse barn with a heated tack room, a 1/2 mile training track, and a run-in barn for added flexibility. The features continue to impress with a 60' x 30' drive shed/workshop with hydro and two heated rooms, a 85' x 29' storage shed, two additional storage sheds attached to the run-in, and five wood-fenced paddocks. A heated and air-conditioned 58' trailer with a 2-piece washroom provides a comfortable on-site office or bonus space that could easily be converted into a fully self-contained living space. Set on gently rolling land, this farm boasts wide-open views of hayfields, woodlands, and horizon-stretching skies. Whether you're training horses, growing crops, or simply embracing the rural lifestyle, the facilities and setting make this property truly turn-key. This is more than a farm - it's a foundation for your next chapter in country



Essential Information

Listing #	X12475692
Price	\$2,199,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	071533 10th Line
Subdivision	Rural East Garafraxa
City	East Garafraxa
Province	Ontario
Postal Code	L9W7A1

Amenities

Utilities	Electricity
Parking Spaces	26
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Freezer, Microwave, Stove, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Lot Description	1999.5 x 2062.9 FT 50 - 100 acres
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE RCR REALTY
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