

\$2,399,000 - 250 Lingenfelters Road, Nipissing

MLS® #X6195940

\$2,399,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Nipissing, Nipissing, Ontario

Welcome to 250 Lingenfelters Road, a 1300 s.f. house has contemporary finishes and hardwood floors on the main floor. It has 4 bedrooms, 2 bathrooms and fully finished walkout lower level with an open concept living area. Turnkey 16,000+ tap maple syrup operation with a house, west of Trout Creek, Ontario, ready to earn income. 195 acres of maple dominated forest around the 2600 sf sugarhouse with a 3 acre pond and a cool hunting camp complete the opportunity. An additional 4,000 taps on adjacent leased Crown Land (extendable Land Use Permit 2020-2030) can be added to the 16,000 taps, with all required materials and tubing on-site to install. The maple syrup operation includes 3 pump stations with 120/220 V electricity, an 8-post H2O High Brix (35 degrees) Reverse Osmosis machine and a 6' x 16' High Brix H2O Evaporator (installed for the 2023 harvest) capable of producing 3 barrels per hour. A central vacuum system (4 vacuum pumps with total capacity of 37.5 hP), underground vacuum and transfer lines and a H2O vacuum monitoring system are included in setup. Certified Organic through ECOCERT. If you have the ambition to grow your maple syrup business, this is a golden opportunity for a family or existing producer. Plan on 2-3 hours for a showing of the house and premises, sugarhouse, hunting camp and bush.

****EXTRAS**** Maple syrup equipment and tubing for 4000 taps, 40 gallon hot water tank (id:6289)



Essential Information

Listing #	X6195940
Price	\$2,399,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	250 Lingenfelters Road
Subdivision	Nipissing
City	Nipissing
Province	Ontario
Postal Code	P0H2L0

Amenities

Utilities	Cable, Electricity
Parking Spaces	9
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	2622.6 x 3247.6 FT 100+ acres
Foundation	Block

Listing Details

Listing Office	REVA REALTY INC.
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