

Property Member Full

502265 CONCESSION 10 NDR, Bentinck, Ontario N0G 1S0

Member Full
Active / Land

Confidential for REALTORS® Only

Listing ID: 40636540

List Price: \$1,200,000.00/For Sale

New Listing



Grey/West Grey/West Grey Residential/

Water Body: Styx River
Type of Water: River

Tax Amt/Yr: \$2,247/2024
Zoning: A3
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: Sale
DOM/CDOM: 2/2
Common Interest: Freehold/None
Acres Range: 25-49.99
Frontage: 1,030.12
Lot Dimensions: 1,030.12 x 1,393.01
Lot Size Area Units:

Recent: 08/27/2024 : New Listing
Seller: 5046373 ONTARIO INC.
ARN/PIN: 420528000705003 / 372170136
Legal: PART LOT 26 CONCESSION 11 NDR BENTINCK, PART 2 16R11261 SAVE AND EXCEPT PART 1 16R11342 MUNICIPALITY OF WEST GREY

Remarks/Directions

Public: Welcome to Crawford! This expansive 30-acre property boasts a picturesque river and breathtaking views. Ideal for constructing your dream home, the property features a captivating hilltop setting that overlooks the surrounding countryside. With a variety of trails, wooded areas, and over 1,200 feet of river frontage, outdoor enthusiasts will find ample opportunities for recreation. Additionally, approximately 14 acres of the land are suitable for cultivation. This property offers essential amenities such as a 1,200' gravel driveway, underground hydro (200amp), a dug well (35 feet), 50-amp hookup for trailers and open field of 9,000 seedlings planted in Spring of 2024. The sale includes a pump house and a shed, while the trailer seen on the property is excluded from the listing. This property presents a unique and enticing opportunity worth exploring!

Directions to Property: From Grey Rd 4, turn North on Mulock Rd turn East on Concession 10 NDR to Fire #502265 on North side

Waterfront

Waterfront Type: Direct Waterfront
Waterfront Features: Riverfront
Dock Type: None
Shoreline:
Shore Rd Allow: None
Island Y/N: No
Water View: Direct Water View
Frontage: 1200.00
Exposure: North, West

Auxiliary Buildings

Building Type: Other
Beds:
Baths:
Kitchens:
Winterized: No

Exterior

Property Access: Year Round Road
Area Influences: Campground
View: Fronting: South
Topography: Open space, Rolling, Sloping, Wooded/Treed

Land Information

Utilities:
Water Source: Lake/River
Well Capacity:
Well Testing:
Services: At Lot Line-Hydro
Soil Test/Date:
Acres Clear:
Lot Front (Ft): 1,030.12
Acres Waste:
Lot Depth (Ft): 1,393.01
Acres Workable: 14.00
Lot Size:
Sewer: None
Water Treatment:
Well Depth: 35
Location: Rural
Soil Type: Mixed

Property Information

Legal Desc: PART LOT 26 CONCESSION 11 NDR BENTINCK, PART 2 16R11261 SAVE AND EXCEPT PART 1 16R11342 MUNICIPALITY OF WEST GREY
Zoning: A3
Assess Val/Year: \$163,000/2024
PIN: 372170136
ROLL: 420528000705003
Possession/Date: Flexible/
Survey: None/
Hold Over Days:
PIN 2:
Occupant Type:
Deposit: 5000





Marketing

Showing Requirements: Go Direct

Showings:
 Showing Remarks:
 Sign on Prop:
 Possession:

 **Please call listing REALTOR®.**
Yes
Flexible

Brokerage Information

List Date: **08/26/2024** Expiration Date: **02/28/2025** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS WWAS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2% + HST** Special Agreement: **No**
 Representation Type: **Brokerage Representative**
 Original List Price: **\$1,200,000.00**
 List Brokerage: [ROYAL LEPAGE EXCHANGE REALTY CO.\(P.E.\),BROKERAGE](#)  Brkge #: **519-832-3080**
 List Salesperson: [Michelle Bruin, Salesperson](#)  Direct #: **226-930-0975**
 Email: michelle@hnproperties.ca L/SP Cell: **226-930-0975**
 List Brokerage 2: [ROYAL LEPAGE EXCHANGE REALTY CO.\(P.E.\),BROKERAGE](#)  Brkge #: **519-832-3080**
 List Salesperson 2: [Krista Norrish, Broker](#)  Direct #: **519-832-3080**
 Email: krista@hnproperties.ca L/SP2 Cell: **226-668-3209**

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Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Michelle Bruin, Salesperson
 Date Prepared: 08/28/2024

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Listing ID: [40636540](#) Type: **LAND/Residential** CDOM: **2** List Agt: [GB1054](#)
 List Off: [ROYAL LEPAGE EXCHANGE REALTY CO. \(P.E.\),BROKERAGE](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
	\$1,200,000 LAND	New Listing	08/26/24	->ACT	08/27/24 12:17 PM	GB1054

Listing ID: [40185302](#) Type: **LAND/Residential** CDOM: **5** List Agt: [GB410](#) Sold Price: \$630,000.00
 List Off: [ROYAL LEPAGE RCR REALTY Brokerage \(Hanover\)](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
5	\$630,000 LAND	Closed	03/15/22	PND->CLS	03/15/22 12:16 AM	MatrixSystem
5	\$630,000 LAND	Pending	11/15/21	ACT->PND	11/15/21 09:08 AM	GA1027
5	\$629,900 LAND	Price Increase	11/15/21	\$589,900->\$629,900	11/15/21 09:06 AM	GA1027
	\$589,900 LAND	New Listing	11/10/21	->ACT	11/10/21 05:40 AM	GB410

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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