

1344 CONCESSION 2, Kincardine, Ontario N0G 2T0

Client Full
Active / Farm

1344 CONCESSION 2 Kincardine

Listing ID: 40679706

Price: **\$1,760,000**



Bruce County/Kincardine/Kincardine

Agricultural No Residence

Beds Baths Kitch

Trans Type: **Sale**
 Beds (AG+BG): **0 (0 + 0)**
 Baths (F+H): **0 (0 + 0)**
 SF Range:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,661.64/2023**
 Addl Monthly Fees:

Remarks/Directions

Public Rmks: **Bring your farming vision to life on this exceptional 148-acre property, boasting flat, dry terrain and 108 acres of arable land. The nutrient-rich silt loam soil and proven crop yields of corn, soybeans, and wheat make this land an ideal choice for farmers seeking optimal results. A valuable water course runs through the property, providing a natural drainage solution. This thoughtful design element enhances drainage, maximizes productivity, and ensures your farm operates efficiently. Beyond its agricultural potential, the property also features approximately 23 acres of mixed bush, providing a serene habitat for local wildlife. This unique blend of productive farmland and natural beauty makes the property an attractive choice for farmers, nature enthusiasts, and conservationists alike. Whether you're an established farmer or embarking on a new agricultural venture, this property offers a rare opportunity to establish a thriving farming operation.**

Directions: **From HWY 21 turn West on Concession Rd 2 - property located on north side of Concession Rd 2.**

Exterior

Lot Size Total/Units: **148.42 Acres** Acres Range: **100+** Acres Rent:
 Area Influences: **Airport, Golf, River/Stream** Fronting On: **North**
 Topography:

Interior

Laundry Feat:

Farm Information

Farm Type: **Cash Crop** Additional Res:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 2-3 CON 3 BRUCE AS IN R370704; KINCARDINE**
 Zoning: **A1-a/EP** Survey: **None/**
 Assess Val/Year: **\$768,000/2024** Hold Over Days:
 PIN: **332870125** PIN 2:
 ROLL: **410826000113400** Occupant Type:
 Builder Name: Building Name:
 Possession/Date: **Flexible/** Deposit: **50000**

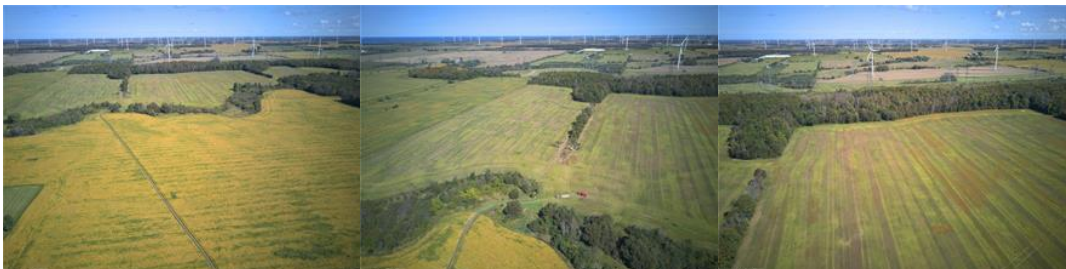
Brokerage Information

List Date: **11/22/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

Source Board: OnePoint - Grey Bruce Owen Sound
 Prepared By: JAROD LOGAN, Salesperson
 Date Prepared: 11/23/2024

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Aerial View

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