



## **36 ACRES ON HIGHWAY 26 with elevated ESCARPMENT VIEWS**

**Property Description:** 36 beautiful acres that border on 200 acres of wooded conservation land including Tom Thomson Trail and Bayview Escarpment Provincial Nature Reserve. 4 spring fed ponds with trails through the property. Property has a 40x80 (3200 SF) outbuilding with electricity and concrete floor. Approximately 24 acres of the lower part of the property is rented out to a farmer for cattle grazing. Property is conveniently located off of Hwy 26 between downtown Meaford and Owen Sound with only a 10-minute drive for shopping and all amenities, 25-minute drive to blue mountain and 10-minute drive to local beaches.

**House Description:** The house is a prefab Maple Leaf Home that is 1088 Sq feet with 2 bedrooms and 2 baths. It has sliding glass doors to walk out to the backyard that overlooks the Niagara escarpment. House has a vaulted ceiling with a bright modern open concept with a kitchen island. It has 4 feet of crawl space without a basement. The house is a high efficiency all electric 2023 home with upgraded insulation and windows throughout. The house is septic and well.

**Special provisions are as follows:**

0002 FL - Farm Land  
0004 CL - Conservation Land  
0005 RU - Residential Unity

**The property qualifies for the following:**

Farm property class tax rate program  
Conservation land tax incentive program

Discounts applied to other portions of land not residential lot.

**ASKING PRICE: \$939,000**

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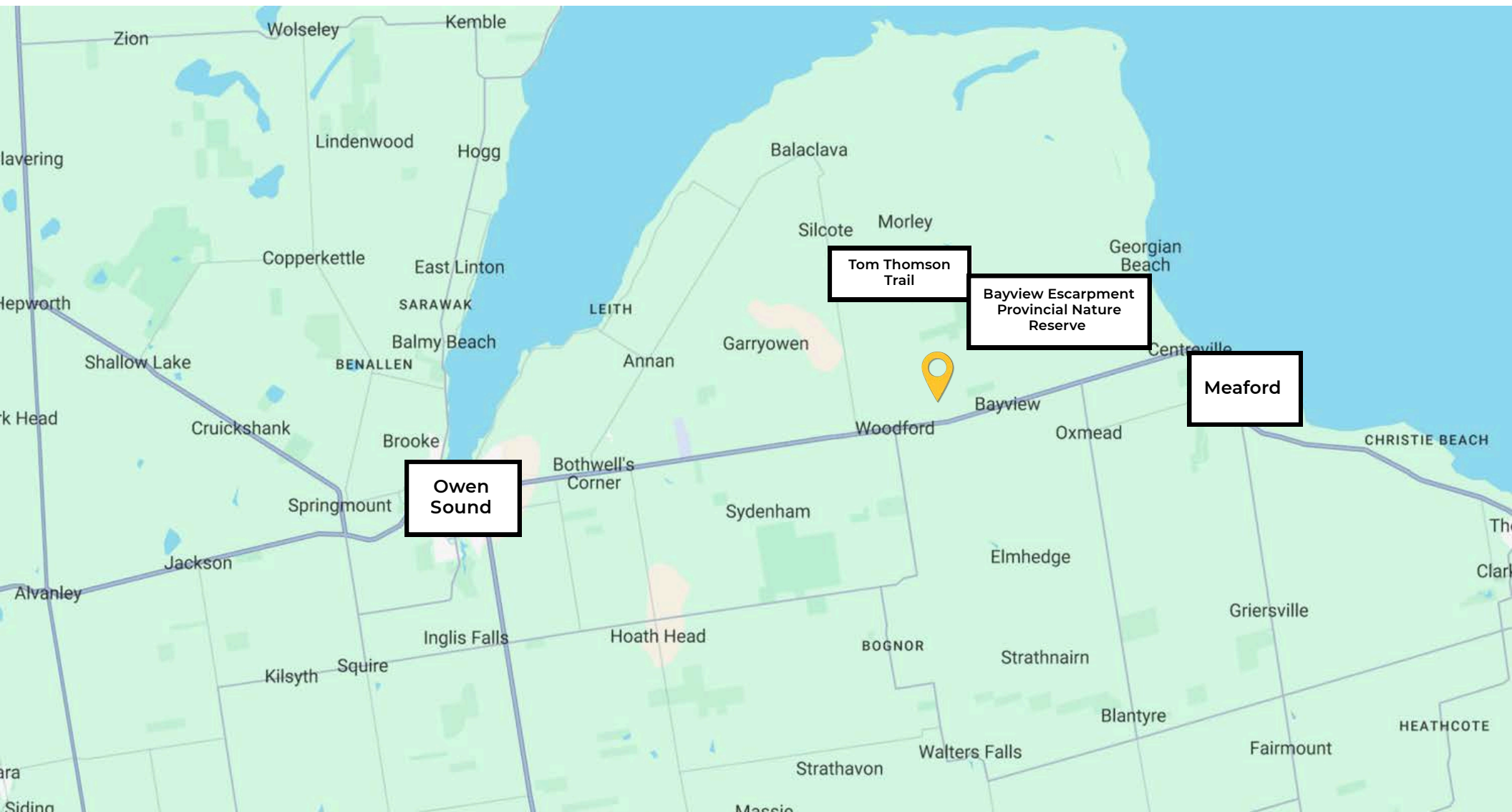
**FOR SALE**

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# MAP



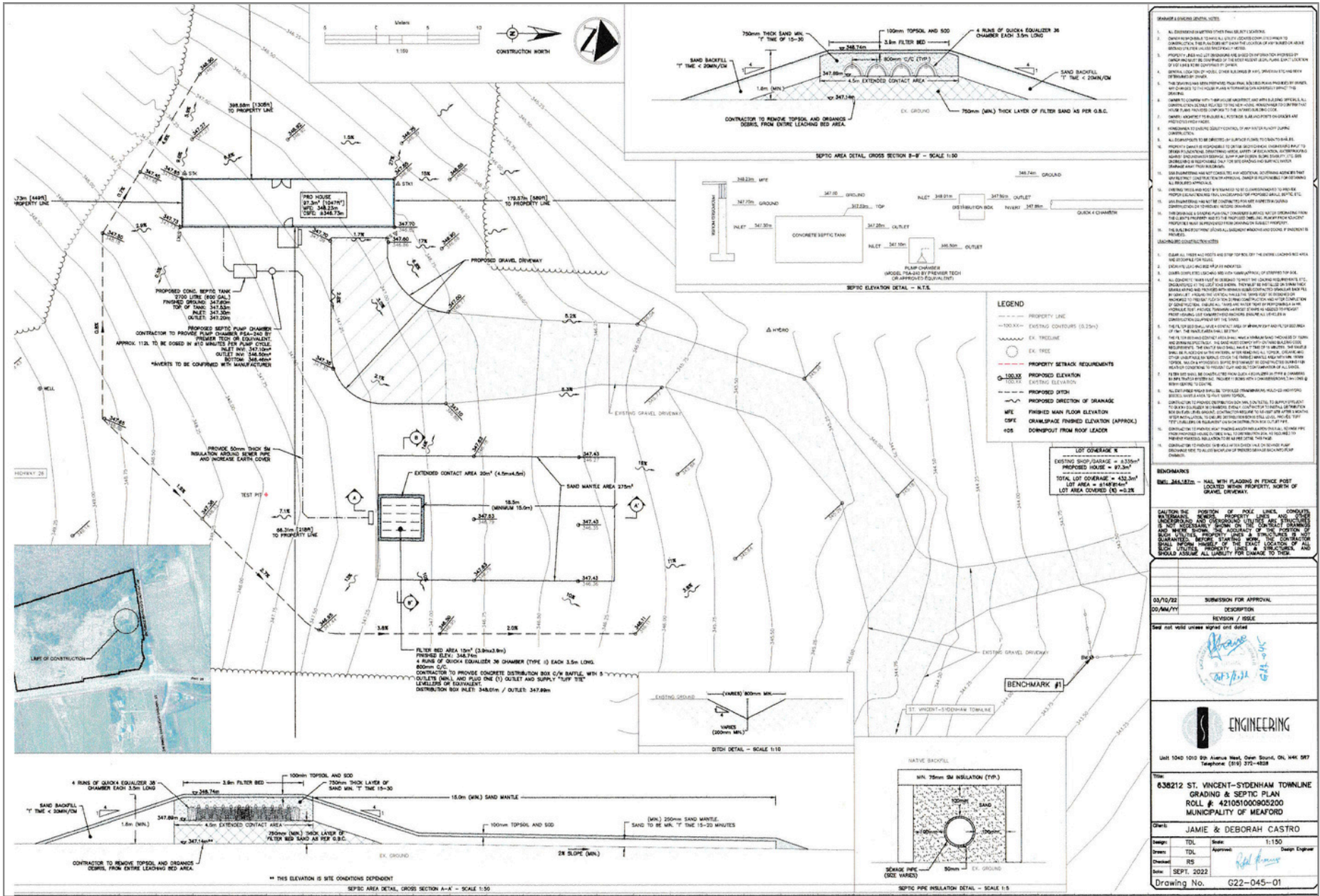
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# PROPERTY SURVEY



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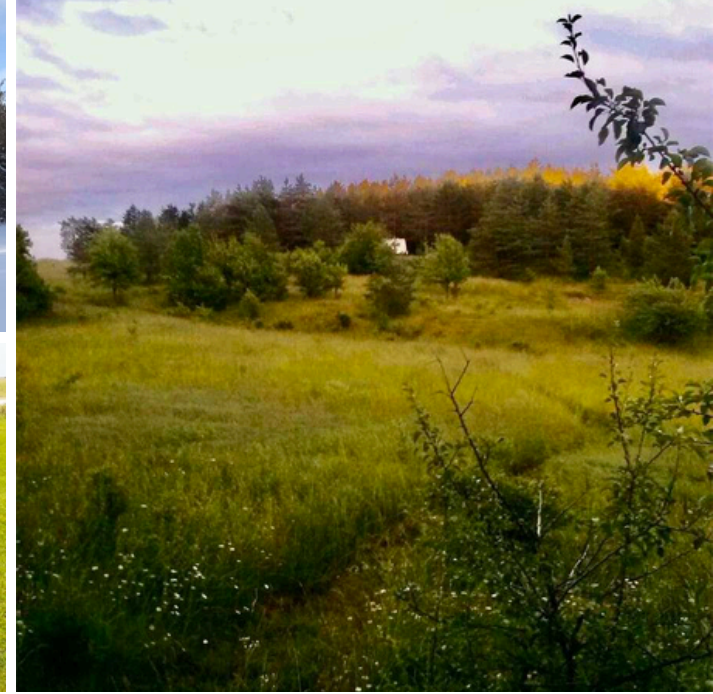


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