

# 3815 HIGHWAY 21

Kincardine, Ontario



BEDROOMS

4



BATHROOMS

1



LOT

5,445,000FT<sup>2</sup>



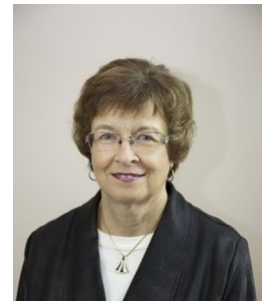
REFERENCE NUMBER

40013394

**PRICE:** CAD 1,200,000

## SUMMARY

A family farm (125 acres) on Hwy 21 south of Port Elgin, north of Tiverton, with many possible opportunities, beef, goats, sheep, cash crop. Currently operated as a pasture farm. The bank barn 40' x 80' with 25' x 40' addition provides shelter for the beef cattle. There is also an implement shed (1988) 40' x 64' and several smaller outbuildings as well. Approx. 115 acres are workable and there are two small creeks throughout the farm taking up very little of the workable acres. The home has the convenience of one bedroom, 2 pc. bath and laundry on main level. The attic has tongue and groove flooring. These owners have maintained the farm and buildings in excellent condition over the years with updating as follows: new steel roof (2012), porch added (2013), propane hot water heating system (2019), water heater (2018), pressure tank (2018), stand by Generac generator (2017), new expansion tank for water (2015), one storey addition with carport (1992) (entry and office area), drilled well (late 1990's). The home is all brick with exception of vinyl siding on the addition, and is a full 2.5 storey attractive country style red brick home, and combined with the



**GLADYS MUNRO**

Coldwell Banker The Property Shoppe Real Estate, Brokerage

Real Estate Sales Person

926 Queen Street - Kincardine, Ontario

gmunro@bmts.com

<https://www.coldwellbanker.ca/agent/gladys-munro-n2z2y2/>

Languages I speak: English

