



Hills of Erin

Location: Erin
Acreage: 99 acres
Price: \$2,499,000.00

Presented by
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This picturesque farm would be a great site to establish a new country estate. There are several building sites with views in all directions. It is hard to find large acreage with the mix of landscapes that are found on this property which include rolling hills, farmed fields, woodlands with trails and a pond.

Bathrooms : 1
Bedrooms : 4

The Home & Outbuildings

The current home could be used as a base while a new home is being built. The century home has updated windows and stucco exterior and is in good repair. The home is well set back from the quiet country road and is placed on a rise with a walking trail leading to the spring-fed pond to the east of the home. There is a solid driveshed and bank barn to the north of the home.

Outbuildings

There is a large storage driveshed (20 x 60 ft) to the north of house. Ideal for additional car storage. The building is steel sided with dirt floor.

The original century bank barn is L shaped (40x50 ft) (30x40 ft) and is worthy of restoration.

Other Details:

- Annual taxes approx. \$4284
- Farm class tax rate keeps property taxes low!
- HST is in addition to purchase price
- Private well and septic
- AAA location on 8th Line
- Located on the edge of the Village of Erin offering convenient shopping
- 2-minute walk to Cataract Elora Trail
- Close to area golf clubs, riding, hiking, skiing

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