

\$3,150,000 - 7739 Pain Court Line, Dover Township

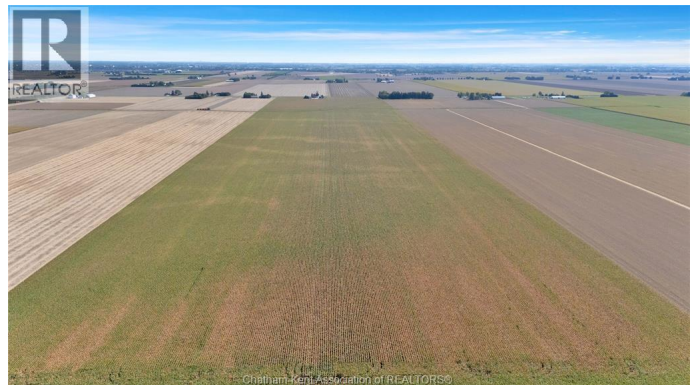
MLS® #25025038

\$3,150,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

N/A, Dover Township, Ontario

Discover over 100 acres of highly-productive, well-tilled clay loam farmland in the Hart of Chatham-Kent. This rare offering combines a meticulously maintained family homestead with outstanding agricultural opportunity. The home sits on approximately 1 acre and has been lovingly cared for through generations. Inside, youâ€™ll find 4 bedrooms, 2 full bathrooms, a spacious eat-in kitchen with walkout to a large side porch, and both living and family rooms on the main floor. Highlights include a large walk-in closet, full unfinished basement, and mechanical updates such as forced-air furnace and AC (2014), Reliance-rented hot water tank, and water softener. The septic was last serviced in August 2024 and is cleaned every 4 years. For storage and workspace, the insulated garage measures 22.5' x 24.5'. Outbuildings include a 40' x 32' shop with 60-amp service and an 83' x 32' shed newly wired with 60 amps in 2024 â€” all with power service. The farmland spans over 100 acres with more than 1,000 ft of frontage on both Pain Court Line and Maple Line, offering excellent access (total land size including home and outbuildings is 106.379 acres). Currently planted in corn (sharecrop until end of 2025), this is a valuable addition to any land base. Opportunities like this are rarely available â€” productive farmland and a well-kept homestead ready for the next generation. Home is Where the Hart is! Opportunity exists to purchase the farmland alone, subject to municipal severance



approval. Contact the listing agent for details.
(id:6289)

Essential Information

Listing #	25025038
Price	\$3,150,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	7739 Pain Court Line
Subdivision	N/A
City	Dover Township
Province	Ontario
Postal Code	N0P1Z0

Amenities

Features	Gravel Driveway
Parking	Detached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Brick
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PEIFER REALTY Brokerage
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