

\$5,499,000 - 176 McCluskie Rd, Desbarats

MLS® #SM252835

\$5,499,000

6 Bedroom, 4.00 Bathroom, 5,000 sqft

Agriculture on 164.00 Acres

Desbarats, Desbarats, Ontario

Once-in-a-Lifetime Northern Ontario Farm & Lakefront Estate -Over 1,700 Acres! Discover an extraordinary opportunity to own more than 1,700 acres of prime agricultural land, mature forest, your own private stocked lake- all just minutes off the Highway 17 & a short drive from Sault Ste. Marie. At the heart of this incredible offering is a beautifully renovated 5,000 sq. ft. farmhouse set on 4 serene acres. The home features a newer custom kitchen, fresh paint, new flooring, & an impressive amount of living space-including a large media/rec room & even an artificial ice hockey rink for year-round family fun. The double attached garage includes a loft that could easily convert to additional living space or a studio. Peaceful country views stretch in every direction -with no nearby neighbours on this quiet dead-end road, privacy is unmatched. The property includes multiple outbuildings ready for serious farming or hobby use: a large barn & implement shed, a brand-new (2023) 40' x 64' steel building with 16-foot ceilings and in-floor heating, & a dedicated wood shop. Surrounding the home are 150+ acres of productive, mostly tile-drained farmland (new drainage 2017) plus untouched mature bush. Just down the road lies your private McCluskie Lake- stocked with fish & perfect for swimming, boating, or a tranquil escape on your own water. This portfolio also includes: 645 Puddingstone Road- 454 acres of fully tile-drained farmland, ready to plant. 540 Smith Road -approx. 157 acres with 31 acres bush &



extensive tile-drained cropland. 438
Puddingstone -multiple parcels combining
farmland & bush, excellent hunting with a cozy
hunt camp. Government Road -99 acres of
prime agricultural land. Much of the land is
already fenced & ready for cattle or other
operations, making this a turn-key agricultural
investment. Whether youâ€™re expanding a
farm operation, creating a private retreat, or
envisioning a multi-generational legacy
property, this scale & diversity are rarely
available (id:6289)

Essential Information

Listing #	SM252835
Price	\$5,499,000
Bedrooms	6
Bathrooms	4.00
Half Baths	4
Square Footage	5,000
Acres	164.00
Type	Agriculture
Style	2 Level

Community Information

Address	176 Mccluskie Rd
Subdivision	Desbarats
City	Desbarats
Province	Ontario
Postal Code	P0R1E0

Amenities

Parking	Attached Garage, Detached Garage, Garage, Gravel
# of Garages	3
View	View

Interior

Appliances	Dishwasher, Water softener, Water purifier
Heating	Propane Heat Pump

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	Exit Realty True North
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 2:46am EDT