

\$3,475,000 - 228 Charlotteville 1 Road, Norfolk

MLS® #X12353596

\$3,475,000

0 Bedroom, 0.00 Bathroom, 146 sqft

Agriculture on 146.10 Acres

Rural Charlotteville, Norfolk, Ontario

Welcome to an outstanding agricultural opportunity in the heart of Norfolk County. This exceptional 146 acre farm offers 105 workable acres combining fertile, systematically tiled land with extensive infrastructure, a modernized residence, reliable utilities, and irrigation pond. Known for producing consistent yields of 210 to 220 bushels per acre of corn and 60 bushels per acre of soybeans, the property is ideal for cash cropping, produce farming, or specialty agriculture. Approx. 30 acres of the farmland has never yet grown Ginseng. Located just minutes from Lake Erie, this farm enjoys the benefits of Norfolk County's unique microclimate, which supports an impressive range of crops. Proximity to agricultural service providers, processors, and transportation routes ensures both convenience and efficiency. This turnkey operation also includes a 3,000 sq/ft updated 4 bed, 2 bath home. Outbuildings include extensive ag/commercial buildings: 50' x100' processing barn with loading dock, 3 bulk kilns, 2 large coolers, hip roof barn, insulated workshop, certified 7 person bunkhouse, multiple sheds, coolers & storage. A 305' deep well produces 75 GPM for house, drip irrigation & produce washing. Underground hydro, 500 amp transformer, security systems in key buildings. Also included is a Greenhouse, play centre, solar-heated pool, landscaped with irrigation. Exceptional location in Norfolk's ag belt ideal for cash cropping, produce, or specialty



farming. A rare opportunity to own a fully equipped, high-output farm. Natural gas & fibre internet coming soon. Don't wait, this combination of fertile tiled land, abundant water supply, modernized residence, and extensive agricultural infrastructure is a standout investment! (id:6289)

Essential Information

Listing #	X12353596
Price	\$3,475,000
Bathrooms	0.00
Square Footage	146
Acres	146.10
Type	Agriculture

Community Information

Address	228 Charlotteville 1 Road
Subdivision	Rural Charlotteville
City	Norfolk
Province	Ontario
Postal Code	N0E1P0

Amenities

Features	Irregular lot size
Parking Spaces	10

Interior

Appliances	Dishwasher, Dryer, Microwave, Washer, Window Air Conditioner
Cooling	Fully air conditioned

Listing Details

Listing Office	JUST FARMS REALTY
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