

\$4,890,000 - 5087 Township Rd 1 Township, Guelph/eramosa

MLS® #X12382640

\$4,890,000

5 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural Guelph/Eramosa West,
Guelph/eramosa, Ontario

Welcome to 5087 Township Rd 1, an extraordinary opportunity to own 153 acres of prime farmland in a highly sought-after location, just minutes from Guelph, Cambridge, and Highway 401. Rarely does a property of this size, quality, and versatility come to market, offering a unique chance to invest in both lifestyle and legacy. The land itself is the heart of this offering. Approximately 127 acres of clear, level, and highly workable ground provide excellent potential for crops, pasture, or land leasing to generate steady income. At the rear of the property lies a 23-acre sugar maple forest, a natural sanctuary that adds year-round beauty and charm. Whether you envision maple syrup production, creating woodland trails, or simply enjoying the peace of your own private forest, this feature sets the property apart. Enhancing its appeal, a classic brick century home stands proudly on the land. Rich with character and history, it offers a solid foundation ready for restoration, thoughtful renovation, or complete reimagining. This residence could become the centerpiece of an elegant country estate, a modern farmhouse retreat, or a home that blends timeless architecture with contemporary comfort. Whatever your vision, expanding agricultural operations, establishing a family farm, building a private country estate, or holding land as a strategic investment, this



property provides the flexibility and foundation to make it a reality. Opportunities like this are few and far between. 5087 Township Rd 1 is more than farmland; it is a rare chance to secure a property of enduring value in one of Ontarios most desirable rural settings. Book your private showing today and begin exploring the remarkable potential of this exceptional offering. (id:6289)

Essential Information

Listing #	X12382640
Price	\$4,890,000
Bedrooms	5
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	5087 Township Rd 1 Township
Subdivision	Rural Guelph/Eramosa West
City	Guelph/eramosa
Province	Ontario
Postal Code	N1H6J4

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Irregular lot size, Flat site, Level
Parking Spaces	10
Parking	No Garage
View	View

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Oil Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone
Lot Description	2019.2 x 3399.2 Acre 100+ acres
Foundation	Concrete, Stone

Listing Details

Listing Office Coldwell Banker Neumann Real Estate



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