

\$3,500,000 - 1281 Scotland Drive, London South (south Bb)

MLS® #X12399183

\$3,500,000

3 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

South BB, London South (south Bb), Ontario

Prime Investment Opportunity - 80 Acres of Farm Land in the City of London! A rare chance to own 80 acres of prime farmland inside the City of London - an incredible investment with future potential! This property offers 70 workable acres, including 10 systematically tiled acres (2019) at the front and 60 acres of randomly tiled land, ensuring excellent productivity. The remaining 8 acres include a home, a large 60' x 30' all-steel drive shed (with two 11.6' x 11.6' doors and a concrete floor installed in 2021), and 8 solar panels generating additional passive income - solar contract to be transferred to the new owner. Multiple Streams of Income : Land Rental - Strong agricultural income potential. Solar Panels - Steady passive income with an existing contract. Future Development Potential - Situated inside city limits for long-term growth. The well-maintained 3-bedroom, 2-bathroom bungalow features a large 45' x 16' deck off the back, perfect for entertaining. A new concrete front porch, sidewalk, and parking area (2021) enhance the home's curb appeal. The spacious eat-in kitchen offers easy access to the rear covered deck, while the fully finished basement provides ample storage and a large family rec room. Outside, enjoy endless possibilities - from farming and rental income to summer bonfires, outdoor gatherings, and peaceful country living, all while being minutes from city



amenities. An unbeatable investment in farmland, income streams, and future potential. Call today to secure this exceptional property! (id:6289)

Essential Information

Listing #	X12399183
Price	\$3,500,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Agriculture
Style	Bungalow

Community Information

Address	1281 Scotland Drive
Subdivision	South BB
City	London South (south Bb)
Province	Ontario
Postal Code	N6N1L1

Amenities

Amenities	Golf Nearby, Hospital
Utilities	Electricity
Features	Irregular lot size, Tiled, Flat site, Dry, Sump Pump
Parking Spaces	30
Parking	No Garage

Interior

Appliances	Central Vacuum, Water Heater - Tankless, Water Heater, Water softener, Water Treatment
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 901.9 x 2148 Acre|50 - 100 acres
Foundation Concrete, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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Listing information last updated on October 28th, 2025 at 11:01pm EDT