

\$4,199,000 - 5072 Wellington Rd 32 Road, Guelph/eramosa

MLS® #X12433031

\$4,199,000

0 Bedroom, 0.00 Bathroom, 62 sqft

Agriculture on 62.32 Acres

Rural Guelph/Eramosa West,
Guelph/eramosa, Ontario

YOUR INVESTMENT OPPORTUNITY IS KNOCKING! Incredible Opportunity: 62.32-Acre Equestrian Farm in Prime Wellington County Location! The original owner of this exceptional 62.32-acre farm has is offering you, the rare opportunity to own a signature property in one of the most desirable and accessible rural locations in Southern Ontario. Ideally situated along Wellington Road 32 near the junction of Highway 24, this property lies at the heart of the regions most sought-after corridor, conveniently positioned between the Tri-Cities (Kitchener, Waterloo, Cambridge) and Guelph. With easy access to Highway 401, it provides direct connectivity to the Greater Toronto Area, making it an excellent choice for commuters, business operators, or investors seeking regional access. Perched to take full advantage of the stunning pastoral views, the home overlooks rolling fields and a tranquil pond, delivering a peaceful and private country lifestyle just minutes from urban conveniences. The well-maintained bungalow features three generously sized bedrooms, a bright and airy layout, and a walk-out basement offering additional living space or potential for a secondary suite. This farm is ideally suited for equestrian use or other income-generating ventures such as storage facility or at home business. The property includes a large 7 stall



bankbarn and an attached 14 stall horse barn with adjoining 60 x 120 indoor riding arena. Approximately 35 acres are currently workable, providing significant agricultural potential or room for expansion. here are multiple revenue streams available to a savvy buyer whether you are looking to live on-site and generate passive income or hold as a long-term investment. With so few properties like this ever coming to market and with demand for this kind of land only increasing the possibilities here are as vast as the landscape itself. Live on site and watch your investment increase in value as the demand for development land increases in the future. (id:6289)

Essential Information

Listing #	X12433031
Price	\$4,199,000
Bathrooms	0.00
Square Footage	62
Acres	62.32
Type	Agriculture

Community Information

Address	5072 Wellington Rd 32 Road
Subdivision	Rural Guelph/Eramosa West
City	Guelph/eramosa
Province	Ontario
Postal Code	N1H6J4

Amenities

Features	Irregular lot size
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Interior

Appliances	Dryer, Garage door opener, Washer, Window Coverings
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Listing Details

Listing Office	Royal LePage Royal City Realty
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