

\$800,000 - 122 Mcfadden Line, Powassan (trout Creek)

MLS® #X12438723

\$800,000

4 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

Trout Creek, Powassan (trout Creek), Ontario

Welcome to 122 McFadden Line, a rare offering of nearly 100 acres of private land in a peaceful country setting. This remarkable property combines natural beauty, privacy, and endless potential-an exceptional opportunity for buyers seeking acreage for living, recreation, and/or farming. The land features a diverse landscape of mature hardwoods and evergreens, open meadows, and gently rolling terrain. Winding riding trails through the bush invite exploration on horseback, ATV, or foot, providing endless opportunities to enjoy the beauty and serenity of the outdoors. A large barn includes a workshop, woodshop, carport, and paddock, providing excellent opportunities for equestrian use, hobby farming, or additional storage. The property also boasts a maple syrup bush with 35 existing taps and the capacity for up to 1,500 taps, an exciting prospect for those interested in developing a maple syrup venture. For nature lovers, the grounds provide a sanctuary filled with wildlife and the tranquillity of an untouched environment. For those with development in mind, the expansive property offers multiple building sites with potential for privacy, sweeping views, and a true estate-like presence. Accessed directly from McFadden Line, the property offers peace and seclusion while still maintaining excellent convenience. Highway 11 is just minutes away, providing easy access to nearby towns, lakes, and year-round amenities. Whether you're envisioning a family retreat, equestrian



property, or a private estate, this property offers the flexibility to make those plans a reality. Opportunities of this scale are becoming increasingly rare. With almost 100 acres, a substantial barn and paddock, picturesque riding trails, and proximity to major routes, the possibilities are as limitless as your imagination.122 McFadden Line is more than just acreage; it's a chance to own a truly special piece of countryside with room to grow, explore, and enjoy for years to come. (id:6289)

Essential Information

Listing #	X12438723
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Agriculture
Style	Raised bungalow

Community Information

Address	122 Mcfadden Line
Subdivision	Trout Creek
City	Powassan (trout Creek)
Province	Ontario
Postal Code	P0H2L0

Amenities

Utilities	Electricity, Sewer
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	1

Has Basement Yes
Basement Walk out

Exterior

Exterior Brick
Lot Description 1312 x 3619 Acre|50 - 100 acres
Foundation Block

Listing Details

Listing Office Sotheby's International Realty Canada



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