



IDEAL PROPERTY FOR HORSE FARM	
Price: \$198,000	MLS® #: 55044432
Status: Active	PAN #: 02080575
	File #: 201168585
Legal Descr.:	
Address: 45 +- ACRES NO 221 RTE	
City: SHEFFIELD MILLS, BOP 1H0	
Side of Road:	District: DIKIN
Lot Size +/-: 45 +- ACRES	Sub-Dist: V2
Water Frontage:	Zoning: A1
Above Grade Sq.Ft. (MLA): 0	Occupancy: Vacant
Total Fin. Sq.Ft. (TLA):	Sec. School:
Elem Schl:	
List.Date: 04-AUG-2011	Possession:

Directions On Route 221, east of Sheffield Mills.
Show.Instr. Contact LBO

Type: Acreages	Heating:	Exterior:
Style: None	Garage Type: None	Driveway: Single
Title to Land: Freehold	Water: None	Foundation: None
Land Features:	Sewer: None	Features:
Access:	Services: Electricity	Roof: None
	Rental Equipm.: None	Flooring:

Inclusions
Exclusions
Remarks This exceptional 45 +- acre tract of land is located on the valley floor in Sheffield Mills. It has extensive frontage along Route 221 and includes large open, flat fields, a small forest area and a pond. This property qualifies for `one home` to be built. If you are looking for the perfect site for your new home and require land for horses, crops, privacy and enjoyment, this parcel must be seen. It even has a small south facing field with slope suitable for grapes. Any survey work or additional taxes are the responsibility of the buyer.

Bedrooms: 0	Sign: No	Garage: No	Gar.Details:
Bathrooms: 0 \ 0	Lockbox/Key: None	Water Access:	Water:
Rental Income: NO	Road: Public		
Building Age +/-: 0	Matrim.:		

Floor	Room	Size	Floor	Room	Size
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Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$47300** Tax Amount: **\$0 (2011)**
 IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CURRENT TAXES MAY BE BASED ON A CAPPED ASSESSMENT OR INACCURATE MARKET (ACTUAL) ASSESSMENT. THE FUTURE PROPERTY TAXES PAID BY THE BUYER MAY BE SUBJECT TO CHANGE.

Betterment Charges: Deed Transfer Tax: **0**

Condo Fee: Mobile/Leased Land F:

Seller Name: **PETER PORSKAMP** Home Tel.: Bus.Tel.:

Listing Office: **MBA Country Real Estate Brokers 800 711-5556** Listing Agent: **RICHARD MATHESON 902-582-3969**

SP: **2.5% + HST**

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