

# FARMS

LOTS AND ACREAGES  
Includes Commercial & Industrial



Aug, Sept, October 2011 REAL ESTATE GUIDE

Phone: 519-364-5660 [www.myhomesguide.ca](http://www.myhomesguide.ca) Volume 20 Number 4

**Picturesque 188 Acre Farm**  
Set up for horses - 2 barns, 30 stalls



[www.meadowcroftfarm.ca](http://www.meadowcroftfarm.ca)

**ROYAL LEPAGE**

RCR Realty, Brokerage  
Independently Owned And Operated  
20 Toronto Rd.,  
Flesherton, ON N0C 1E0  
**519-924-2950**



Please See Page 7



**MIKE  
McMURRAY**  
Broker  
DIRECT LINE  
519.379.3590  
1.800.370.2644

[www.yourcountryproperty.com](http://www.yourcountryproperty.com)



Please See Page 7



[www.meadowcroftfarm.ca](http://www.meadowcroftfarm.ca)

**YOUR  
FREE  
COPY**

If it's for sale you'll see it in the Farms Lots and Acreages

visit [www.myhomesguide.ca](http://www.myhomesguide.ca)



**ANDY  
ANDERSEN** CRB  
Broker  
519-538-3273

andy.andersen@mcintee.ca



**334 SYKES ST. S.,  
MEAFORD, ON  
519-538-3240  
Fax 519-538-5087**

**TOLL FREE 1-877-434-SALE**

**BOB  
MACKEY**  
Broker  
519-538-4448



robert.mackey@mcintee.ca



**60 ACRES WITH PANORAMIC VIEW** - Ideal building spot to take advantage of the views. Rolling land w/private area at the back. Seasonal stream at the rear of the property. Some hardwood bush. Yr round paved road. 5 miles from Meaford. 15 mins from Talisman or Beaver Valley Ski Resort. 30 minutes from Blue Mountain. #2819-KN \$339,000.



**9.93 ACRES** South west of Walters Falls. With a great view overlooking bush and river behind the property. Build your dream home on the hilltop. Laneway is in. #3012-TO \$144,900.



**HIGH EXPOSURE PLAZA LOCATION** for rent in the busy south end of Meaford. Plenty of paved parking. Space is divided into 4 offices and a large showroom area. 2 large windows for display. This is an ideal location to set up your business. #3134-ME \$1,150/month.



**INVESTMENT OPPORTUNITY KNOCKS** 27 unit apartment complex consisting of 3 separate bungalow style buildings & 1 older 2 storey building, right downtown Meaford, located alongside the Big Head River. 26 of the units enjoy a full bsmt for storage, 3 of the buildings have laundry facilities in common with other tenants. Residents can enjoy the gazebo overlooking the river & have a BBQ for tenants use. Parking is provided. Walk to all amenities downtown. #3130-LE \$2,450,000.



**82 ACRE DEVELOPMENT PROPERTY** 82 acres with a view of the bay & escarpment. Orchard Creek runs through property. Trees & ravines. Would be ideal to sever in half or develop. 3 wells on property. Draft plan approval for 35 estate lots. #3015-ON \$489,000.



**45 ACRES OF GOOD FARM LAND** Build your new home on this 45 acres in an area of fine homes on the historic Old Mail Road. Features a number of steel-clad buildings housing cattle, capacity of 75 head. Drilled well on property is used for the barn & house. #3122-MC \$199,900.



**LARGE INDUSTRIAL SITE** Close to downtown Meaford with good buildings already in place to set up your business. Or it would make a great redevelopment site. Sale will be restricted to anyone in a competing business. Seller is moving to new and larger premises. #3035-KN \$485,000. or lease for \$5/sq. ft.



**MOTEL/RESTAURANT IN MEAFORD** 2 storey, 12 unit motel with a 36 seat restaurant. Easy walking to all amenities. Front part of 2nd level has a 3 bdrm apt with large living room, eat-in kitchen, 2 patio doors leading to a balcony. Rooms & residence have been upgraded & redecorated along with the outside of the building over the past few years. All rooms have free wireless hi-speed internet & cable TV. A well-established business. #3150-ON \$675,000.



**VIEW OF GEORGIAN BAY** in Holmes Subdivision, in an area of nice homes. Close to Meaford & Thornbury. An easy drive to skiing, sailing & golfing. Close to the new Lora Bay Development & Raven Golf Course. #2695-TE \$69,900.



**148 ACRES GOOD FARMLAND.** Large 60' X 70' bank barn, 36 stalls for dairy herd plus attached cattle shed. 2 cement silos and ROSCO steel silo. 40' X 64' steel driveshed. 3 bedroom frame home. #3176-FR \$599,000.



**GREAT INVESTMENT INCOME PROPERTY** Right downtown in Meaford. Overlooks the Bighead River with 4 apartments on 2nd level & 2 stores on main floor. 3rd floor is undeveloped & could be finished into 3 more apartments subject to town approval. Building has potential to increase the income substantially. Would make a great owner/user building for your own business. #3104-RI \$499,900.



**REDEVELOPMENT SITE** Right down by the Meaford Harbour overlooking the Big Head River. Current building of little value and is being sold as is. #3164-ON \$750,000



**Grey Bruce Realty Inc., Brokerage**  
 Locally Owned & Independently Operated  
 837 - 2nd Ave. E., OWEN SOUND  
 Office **519-371-1202**  
 Toll Free 1-877-206-3608



**MARYLON HALL**  
 Broker  
 Ext. 242



**WENDY MCKEE**  
 Sales Representative  
 Ext. 244



**ANGELA MOEBIUS**  
 Sales Representative  
 Ext. 233



Virtual Tours

www.mhallrealestate.com

www.wendymckee.com

www.angelamoebius.com

VISIT OUR WEBSITES FOR MORE LISTINGS AND MORE PHOTOS



**READY FOR BEAUTIFUL LIVING?**

Three year old spectacular country home sits up tree lined lane on a raised knoll. Grown from old farmstead. Vaulted ceiling. Fireplace. Kitchen 26' designed for those who love to cook. Main floor master bdrm. Two main floor offices. Three upper bdrms. Roofed verandah, 120' wraparound deck & railing lifetime maintenance free PVC. Attached double garage. Separate heated large insulated shop. Paddock. **\$539,900.** Adjoining 48 acres available for an additional **\$169,900. Buy Both! \$695,900.** Take a Virtual Tour of this exceptional property. *MH*



**WATERVIEW GENTLEMAN'S FARM! TWO HOUSES!**

Main house with eight and a half foot ceilings, three large bdrms, 2 1/2 baths. Double brick. Hardwood flooring. Fireplace. Geothermal heating system. Oversized double garage. Paved driveway. Al fresco dining by 40' in ground pool & spa with heat pump, change house, groomed estate grounds. Bungalow 2 bdrms, 2 baths, full basement & garage. Three rustic outbuildings - log barn Circa 1850. Pastures slope towards Georgian Bay. Stone fences, 2 ponds, abundant wildlife. Your personal retreat providing endless opportunities for family fun & entertaining. 110 acres. **\$795,900.** Enjoy the Virtual Tour. *MH*



**140 ACRES** almost all workable. Bank barn 60' x 80' loose housing, high enough for horses. Shed 40' x 80' w office & heated work area. Coverall. 1 1/2 storey home. Private. Small streams. View. **\$595,000.** Just listed! *MH*



**COUNTRY PLACE!** Totally updated 4 bedroom, 3 bath home on 106 fenced acres. 6 acres hardwood bush. Geothermal heating & cooling system. 48'x52' workshop with in-floor heating. 36'x32' insulated garage + 16'x52' storage. 2 spring-fed ponds. Between Owen Sound & Port Elgin. **\$549,900.** *WMIAM*



**OWN A LITTLE LAND**

**VIEWS, TREES, TRAILS.** On Rocklyn River system. 50 acres with creek, cedars, hardwood. Fish, deer, birds in abundance. Build here! **\$179,900.** Adjoining 50 acres also with stream, fields, trees. **\$189,900. MH**

**BUILD YOUR HOME IN THE TREES.** 15 acres. Home - privacy. Close to Owen Sound, Meaford & Markdale. Hydro & telephone at road. **\$139,900. MH**

**BUILD ON THIS 48 ACRE** (Chatsworth) Rolling fields, pond. Hardwood. **\$169,900.** One of the prettiest parcels in the area. **MH**

**ASHGROVE LANE.** Near water. Area of exclusive homes. **\$49,900.** to **\$60,000.** Treed over an acre lots. 45 mins to Blue Mountain. **MH**

**SUTACRITI BUILDING LOT,** walk to Cobble Beach Links - enjoy golfing! Build in area of great homes near water. **\$118,000.** Call **Wendy.**

**99 ACRE FARM** - bank barn, pond and active B licensed gravel pit. **\$595,000.** Call **Wendy** for more information.

**BUILD IN BOGNER** country views in quiet village setting. Just 10 mins to Owen Sound, 15 to Meaford. Two lots to choose from. **\$26,900.** & **\$21,900.** Call **Wendy.**



**98 ACRES COUNTRY LIVING!** Circa 1884. Restored & updated. Large country kit., pine cupboards. Natural wood trim & floors. Barn & shop 220 amp for welding, Cropland. Pond. Maple Bush. **\$449,900.** *MH*





**JOHN SCHAEER**  
*Broker of Record*  
**Direct Line**  
**519-369-7397**

# JOHN SCHAEER REALTY LTD.

Brokerage



**R.R. #1 ELMWOOD, Ontario NOG 1S0**



**EXCELLENT RECREATIONAL PROPERTY ON 2.45 ACRES.** Private park like setting with a large pond and plenty of wildlife. Presently there is a 2 bedroom mobile home on the property with hydro, septic and a drilled well. Several small outbuildings as well as a second mobile home without any services are also part of this offering. Ideal for family gatherings. EP zoning, no year round living permitted. **\$95,000.** See it today.



**ESTABLISHED EQUESTRIAN FACILITY.** Golden opportunity to have your own coaching, training and boarding facility. Award winning riding arena measuring 72' x 144'. Attached barn contains 11 box stalls, 2 run-ins, heated tack room as well as several paddocks. Lovely restored 3 bedroom residence with many extras. Approx. 104 acres with 80 acres workable. Some bush and a creek. All in a peaceful treed setting not far from Lake Huron. **\$615,000.**

## NEW LISTINGS NEEDED

- General and Hobby Farms
- Dairy, Beef and Cash Crop Operations
- Country Properties
- Rural Acreages

**JOHN SCHAEER** *Broker Of Record*  
**Tel. 519-369-5529**

**Website: [www.schaerrealty.on.ca](http://www.schaerrealty.on.ca) Email: [schaerrealty@xplornet.com](mailto:schaerrealty@xplornet.com)**



Office **519-371-1202 ext. 232**  
 or **1-877-206-3608**

**GERVEN ERIKSEN**  
*Sales Representative*



**Grey Bruce Realty Inc., Brokerage**

*Locally Owned & Independently Operated*

**837 - 2nd Ave. E., OWEN SOUND, ON.**

**[www.gerveneriksen.ca](http://www.gerveneriksen.ca)**

**100 ACRES**



**EASTNOR FLATS** - 100 acres choice crop land, well fenced, presently in hay & pasture. Large bank barn with steel beef stabling and large concrete yard. New 46' x 88' quality equipment shed with 3 roll up doors, insulated workshop and 3 bedroom, 2 bath, fascinating home with all wood floors, walls & ceilings. This one deserves an inspection.

**Asking \$549,000.**

**100 ACRES**



**CENTURY FIELDSTONE HOME** with 4 bedrooms & 2 baths, lovely hardwood trim & almost new hygrade steel roofing. Good barn with steel stabling. Hay & pasture, large pond & creek. North east of Owen Sound.

**Asking \$479,900.**

**121.6 ACRES**



**STONE FREE VERY FERTILE SOIL**, all seeded down, between Owen Sound & Kemble. 5 bedroom brick home w/replaced windows & new heating system. Great water supply. Bank barn & large implement shed. Productive farm with three road frontages & close to Cobble Beach Golf Course.

**Asking \$429,000.**

**7.4 ACRES** ~ Holland Twp. between Hwy #6 & Hwy #10. Mostly cleared land w/trees on the boundaries. Good view from part of the lot. Ready for your new home. **\$68,000.**

**27 ACRES** ~ Almost all hardwood, rolling acreage with 2 small streams. Tall straight timber approaching maturity. Great valley view with some tree trimming. **\$149,000.**

**50 ACRES** ~ Recreation & hunt property. No building permit. 2200' access lane. Mostly soft maple, pond and creek. Lots of deer. **Just \$65,000.**

**KEPPEL TWP.** ~ 100 acres with some maple, cedar & nice stone fences. About 2/3 is hay & pasture with lots of tree lined divisions. Quiet secluded location. Great building site, great recreational/hunt property. **\$229,000.**

**For further information on these properties or others .... call GERVEN 519.371.1202 Ext 232**

519.357.2400

199 Josephine St., WINGHAM

Helping you is what we do.

ROYAL LePAGE

Heartland Realty

Independently Owned and Operated, Brokerage



84094 London Rd., BLYTH \$239,000.

4 bedroom home, eat-in kitchen, main floor laundry, bay window in living room, open staircase, oil/wood furnace. MLS#597360



75 Mary St., WINGHAM \$749,900.

7 BR executive home, 2 oak spiral stairways, 3 skylights, 3 woodburning fireplaces, ensuite Jacuzzi, inground pear shaped pool. MLS#306717



1002 Main St., WROXETER \$179,900.

3 bdrm, 2 baths; large kitchen; detached garage; covered deck; porch; barn &amp; another outbuilding all with hydro. MLS#924287



286,288,290 Josephine St. Wingham \$233,975.

Great location on the main street; 3 storefronts; 1-1 bdrm unit; 1-2 bdrm unit; all units renovated over last 6 yrs; shows good return. MLS#227874



6191 16th Concession, CLIFFORD \$245,000.

3 bdrms; 1 bath; drilled well 2010; steel roof 2005; 2.2 acres; 24'5"x36" &amp; 12'5"x20" outbuildings; possible hobby farm. MLS#427518



91161 Belmore Ln, BELMORE \$30,000.

Large building lot 66' x 297'; residential zoning; small storage shed; ready for you to build the house of your dreams. MLS#464921

visit us on the web @ [www.rlpheartland.ca](http://www.rlpheartland.ca) . email: [wingham@royalpage.ca](mailto:wingham@royalpage.ca)Erwin Stone\*\*  
Cell  
519  
357 5262Harry Wilson\*  
Cell  
519  
531 0215Augusta Omole\*\*  
Cell  
519  
531 0632Brian McBurney\*  
Cell  
519  
357 8777Bryan Hope\*  
Cell  
519  
807 3553Amy Stone\*  
Cell  
519  
357 0445

Rick Lobb Broker of Record

Broker\*\*

Sales Representative\*

ROYAL LePAGE  
Heartland Realty  
Independently Owned and Operated, Brokerage1 Albert Street., Clinton  
Office: 519.482.3400Rick Lobb  
519.525.1174  
Broker of RecordFred Lobb  
519.955.0012  
Broker/OwnerVisit Us on the Web: [www.rlpheartland.ca](http://www.rlpheartland.ca)  
Email: [heartland@royalpage.ca](mailto:heartland@royalpage.ca)

## NEW LISTING

444.11 acres For Sale with 318.39 workable  
Purchase as 1 Parcel or IndividuallyConc. B Lot 60, Kincardine Twp. - \$660,000.  
102.15 acres, 91.15 workable acres. MLS#940526Conc. A Pt. Lots 67 & 68, Kincardine Twp. - \$683,500.  
95.29 acres, 94.24 workable acres. MLS#637112Conc. 1 Pt. Lot G, Kincardine Twp. - \$579,000.  
98 acres, 63 workable acres. MLS#806099  
and 35 acres fenced pasture.Conc. 1 Pt. Lot F, Kincardine Twp. - \$658,000.  
148.67 acres, 70 workable acres MLS#438844  
and 51.6 acres pasture and 27 acres bush.

Helping you is what we do.

RE/MAX

Land Exchange Ltd., Brokerage  
Independently Owned and Operated

645 Goderich St., Port Elgin

Office: 519-389-4600

Toll Free: 1.877.989.3276 Direct: 519-389-3276

BRIAN  
WESSEL  
Broker

## Tucked into Nature

Nestled amongst trees, this 51.5 acre horse/hobby farm is located off the beaten path but only minutes from the Bruce Nuclear plant. The attractive stone bungalow, 6 stall horse barn, fenced pastures, hay fields, scenic pond with hardwood bush and trails makes this property a rare find.

DON'T MISS THIS OPPORTUNITY, CALL TODAY!  
\$310,000.[wessel@bmts.com](mailto:wessel@bmts.com)  
[www.remaxlandexchange.ca](http://www.remaxlandexchange.ca)

**PEAK**  
EFFECT REALTY LTD., Brokerage  
Independently Owned and Operated



**MOUNT FOREST  
OFFICE**  
**519-323-3137**

[www.peakeffect.com](http://www.peakeffect.com)

**DOUGLAS TEDDAMAN Broker Of Record**  
Cell 519-323-5675



**LISA HERN Sales Representative**  
Cell 519-323-8290

**TINA LUCCA Sales Representative**  
Cell 519 323 7747

**9 ACRE ESTATE PROPERTY SET-UP FOR HORSES**



**VIRTUAL TOUR**

On a paved road this estate property is what people are always looking for and seldom find. Main floor laundry, main floor family room, wood floors, ensuite. Interlocking driveway, deck, fully landscaped, extraordinary basement area. Paddock areas well established and electric fenced. Much, much more

shows A+A+A+. Priced for spring sale **\$354,900.**

**WATERFRONT HOME/COTTAGE ON LAKE HURON**



**REDUCED**

**VIRTUAL TOUR**

Set in a lake property area this waterfront property is waiting for new owners who want privacy and sunsets for all seasons. Sit on your shoreline deck & have a beach fire as the sun goes down or sit by the fireplace in the great room and lookout on the lake any time winter/fall or cool summer nights. Double car garage, wood floors, tile floors, gas fireplace, 4-5 bedrooms, great room, decks, hot tub area, custom cherry kitchen cabinets, and so much more **\$499,900.**

**ESTATE PROPERTY ON 1.3 ACRES**



**VIRTUAL TOUR**

If ever there was a case that you can not tell a book by its cover this custom built home is it. As soon as you step inside you are met with custom design elements & craftsmanship. Spiral staircase, decks, wood floors, tile floors, woodstove, log house decor on walls, simply put a "must see to appreciate" property. Easy commute to

K/W, Guelph and Listowel. Priced for Spring Sale **\$349,000.**

**PRE-CONFEDERATION LOG HOUSE**



**VIRTUAL TOUR**

This log house with additions is currently set up as a B&B & is on a paved road close to Luther Lake Conservation Area. Truly a retreat property set in the small Ontario Hamlet of Damascus & yet central to all the festivals & events of the area. Wood floors, custom built kitchen with built-ins, tile floors, 4 bedroom, main floor laundry, ensuite, gas fireplace, landscaped, 2 car garage. Charming with ambiance that has to be visited to be appreciated. **\$459,000.**



**NATURE ABOUND!**

Room to roam on 29 acres of hardwood backing onto river with park-like setting. Approx. 2100 sq.ft. finished living area with 3 bay garage & bunkies for guests. Open concept living/dining/ kitchen with cherry cabinets. Oversized windows on both levels to take advantage of the great views. Too many features to mention! **\$419,900.**

**\$179,900. 24.9 ACRES CHEMICAL-FREE FOR 10 YEARS.** Your country dream property awaits. An excellent building site in the country on a paved road. Lovely view of the countryside and 5 minutes from town. **BUILD YOUR DREAM HOME HERE!**



**HOBBY FARM**

**19.82 ACRES** ideal for horses, market garden, etc. Large, 2 storey stone home has 4 bedrooms & 2 baths. The barn, with both hydro & water, is in very good condition. A little TLC could transform this property into a lovely country estate. Excellent location. **NEW PRICE! \$269,000.**

**View Listings at [www.peakeffect.com](http://www.peakeffect.com)**

**Farm! Fresh! Fun!**

**Thurs & Saturday**

7 a.m. - 3:30 p.m. ALL YEAR  
plus Tuesdays in summer too!  
100s of food and craft vendors

Discover More of St. Jacobs!

**OPEN  
DAILY**

- Market Road Antiques • Brand Outlets
- Furniture • Village Shops & Exhibits
- Theatre • Model Railway • Stone Crock
- Best Western Plus St. Jacobs Country Inn



**St. Jacobs  
Farmers'  
Market**

Market located at 878 Weber St. North Waterloo  
[www.stjacobs.com](http://www.stjacobs.com)

# COLDWELL BANKER

**Saugeen Real Estate, Brokerage**  
Independently Owned and Operated  
Email: [coldwell@wightman.ca](mailto:coldwell@wightman.ca)  
[www.saugeenrealestate.com](http://www.saugeenrealestate.com)

**MARLENE VOISIN, Broker of Record**  
Cell 519-881-8801

**NEIL KIRSTINE, Sales Rep.**  
Cell 519-881-9545



120 Jackson St. S., Walkerton

Off: 519-881-2551



Buying and Selling  
High End and Unique Homes  
[www.OUTOFTOWNPROPERTIES.COM](http://www.OUTOFTOWNPROPERTIES.COM)



### GREAT LOCATION & SETTING FOR HOME & BUSINESS

- Situated between Hanover & Walkerton
- 15 yr old brick bungalow, 10.65 acres
- 64'x 40' steel clad workshop with major upgrades
- Large concrete & gravel yard area with concrete drive
- **\$599,900. ID#3316**



### COMPLETE PACKAGE AWAITING NEW OWNER

- 3.34 acre lot with ravine and creek
- Home over 2200sq ft and 2 finished lower levels
- Rec room, games rooms, 4 bedrooms, 3 baths
- Large kitchen, formal dining room, detached shop
- **\$569,900. ID#3409**



### GREAT SERVICED RESIDENTIAL LOT

- Situated on a cul-de-sac
- Allows for a walkout basement style home
- Offers a view of the Teeswater River
- **\$40,000. ID#873**



### IN TOWN ACREAGE

- Dream on: Riverfront, 1.5 acre private lot, 5 bedroom contemporary home, 3 level garage with office and shop.
- **\$439,900. ID#3440**



### THINKING OF BUILDING?

- Level 98'x125' lot overlooking greenbelt
- Community water available
- Located in lovely Chepstow
- **\$25,900. ID#3377**



### VACANT RESIDENTIAL BUILDING LOT IN THE TOWN OF TEESWATER

- In a newer developed area of town
- Water, hydro and gas at lot line, septic system required
- Allows walkout style home
- Backs onto Teeswater River and open field
- **\$30,000. ID#3223**

# ROYAL LEPAGE

Independently Owned & Operated

**RCR Realty Brokerage**

20 Toronto Road, Box 119  
FLESHERTON, ON, N0C 1E0

Visit My Website at [www.yourcountryproperty.com](http://www.yourcountryproperty.com)

Telephone 519-924-2950  
Toll Free 1-800-370-2644

**MIKE McMURRAY**  
Broker

Email: [mike@yourcountryproperty.com](mailto:mike@yourcountryproperty.com)



**HOBBY FARM** special for people with horses. 43 acres, newer barn with 10 stalls & room for more. 2nd barn & garage workshop. 5 paddocks, 40' round pen. Warm cozy home, 3 bdrms, master on main w/ensuite, large eat-in kitchen with cathedral ceiling & brick oven surround. Well appointed living room with fireplace. **\$349,000.** Tour at [www.rpt.ca/horses](http://www.rpt.ca/horses)



**COUNTRY LIVING** on 39 treed and rolling acres with spring fed pond and trails. Immaculate 2 bedroom bungalow with great country views. Updated kitchen, spacious living and dining room, new bathroom, new windows, walkout unfinished basement, large garage/workshop. Nature lover's paradise. **\$249,000.**

Tour at [www.rpt.ca/townsend](http://www.rpt.ca/townsend)



**CHARMING ONTARIO FARMHOUSE**, all updated but maintaining original charm. Large country kitchen, bright living room, 4 bedrooms, 2 baths. Large master with ensuite. 10 acres offers complete privacy, well landscaped, fish pond, many trees, flowers, shrubs & open field. Great shop 25'x 30' heated plus 25' x 15'. Make a good hobby farm. **\$339,000.**

Tour at [www.rpt.ca/dromore](http://www.rpt.ca/dromore)



**GREAT HOBBY FARM OPPORTUNITY.** 44 acres, beautiful grounds around the home with stream, pond and about 38 acres workable. Updated farmhouse is in excellent condition. 3 bedrooms and 2 baths. Driveshed 100' x 40' with insulated workshop. Could be horse stalls. Under 2 hours to Toronto. **\$399,000.**

Tour at [www.rpt.ca/dornoch](http://www.rpt.ca/dornoch)

### COVER PROPERTY



**PICTURESQUE 188 ACRE FARM** set up for horses. 2 barns, 30 stalls, 15 paddocks, oak rail fences, water to all, riding ring. 2½ storey brick home, totally renovated, high quality finish. 3 + 2 bedrooms, 2½ baths plus 3pc rough in on 3rd. Kitchen has high quality maple cabinetry, granite counters & 6 appliances built in. 60 acres hay, 15 acres hardwood. Home pre-inspected & energy audit complete.

Tour at [www.meadowcroftfarm.ca](http://www.meadowcroftfarm.ca)

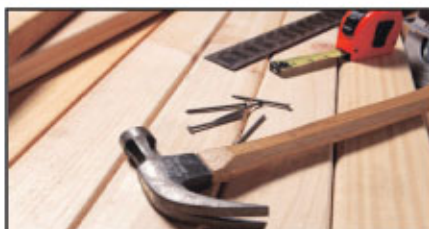
# ecoENERGY Retrofit incentives are back

## Get up to **\$5000** in Government Grants.



Register with NRCan then book an appointment with our local Energy Advisor and save \$150 on your home energy audit

### Step 1



Complete as many of the recommended energy-saving upgrades as you choose

### Step 2



Book a post-retrofit audit and get up to \$5000 in government incentives

### Step 3

Upgrade	ecoENERGY Grant	OPA Grant *	Total grant
<b>Ground Source Heat Pump</b> Install an earth-energy system (ground or water), that is CGC compliant, and a programmable thermostat	\$4375	-	\$4375
<b>High Efficiency Furnace - Energy Star</b> 94% or better with an ECM motor and a programmable thermostat (When installing condensing furnace for first time)	\$790	\$250	\$1040
<b>High Efficiency Furnace - Energy Star</b> 94% or better with an ECM motor and programmable thermostat	\$650	\$250	\$900
<b>Central Air</b> - Replace with a new EStar system at 14.5 SEER	\$250	\$250	\$500
<b>HRV</b> - Install an HVI certified HRV	\$375	-	\$375
<b>Exterior Wall Insulation</b> – Upgrade 100% of your walls by greater than R9	\$1875	-	\$1875
<b>Attic Insulation</b> - From existing R12 to at least R50	\$750	-	\$750
<b>Basement Insulation</b> -Upgrade 100% of your basement walls by at least R10	\$625	-	\$650
<b>Window/Door</b> - Replace windows and doors with energy Star	\$40/unit	-	\$40/unit
<b>Toilets</b> - Replace a toilet with a qualified 6L flush	\$65/unit	-	\$65/unit

\*To qualify for the OPA - Cool Savings grant, the installer must be a participating contractor. Other conditions may apply.

***For more information on how to register and a complete list of available grants see my website at***



[www.HooverHomeInspections.ca](http://www.HooverHomeInspections.ca)

We have Certified Energy Advisors in your area

**519-565-5436 or 1-877-877-7526**

or email [hhi@tcc.on.ca](mailto:hhi@tcc.on.ca)





**PETER KENNEDY, Sales Representative**  
**CHESTNUT PARK REAL ESTATE LIMITED, Brokerage**  
**416-925-9191 519-924-2074**  
**2peterkennedy@gmail.com**



A beautifully restored early 20th century (circa 1904-1910) four bedroom brick home on 159 acres of prime farm land and forest with a large spring-fed pond. At the time of restoration of the original home, a brick addition was added with a large foyer, 4 piece bathroom with sauna and attached garage with direct access to the foyer. The ground floor boasts beautiful wood floors and large principal rooms including living room with marble surround gas fireplace & built in bookcases, formal dining room open to a modern kitchen & a glass solarium/family room overlooking the farm and having a walk out to the south/east facing stone patio. The 2<sup>nd</sup> storey has 4 spacious bedrooms, all with large closets and a west facing verandah. On the 3<sup>rd</sup> floor there is a huge loft with high ceilings and dormer windows giving 360 degree views.

Additional features are an original and charming two level log house ca. 1854 and a huge drive shed 40' X 60'.

Located near the charming village of Flesherton, only 150 kms north/west of Toronto (about two hours). Close by is skiing, the Bruce Trail, Niagara Escarpment, trout fishing and golf. A wonderful four season paradise.

**Offered at \$740,000. MLS # X2102312**



**VIRTUAL TOUR/FEATURE SHEET <http://www.westbacklinefarm.com/>**



**LOCATED BETWEEN DURHAM and MT FOREST \$399,900.**  
 Quality built R-2000 3 bedroom bungalow set on 47 acres in a secluded setting with a nice mix of open land and forested areas with walking trails through bush to log bunkie overlooking Norm Reeves Creek which flows through the property. (Must see to appreciate). This is truly one of a kind property offering a paved road location, seclusion and sparkling creek. **JUST LISTED!!**  
<http://Tours.photolink.ca/34680>

**NEW LISTING!!**  
**47 ACRES - \$165,000.**  
 Excellent 47 acre lot with cleared building sites at the front of property, driveway installed and incredible hardwood bush, just west of building sites. Property offers great views and excellent logging potential in the future. Hwy. #6 location with services at the road. Centrally located to Durham, Owen Sound and Hanover.

**100 ACRES - TOP OF BEAVER VALLEY REDUCED TO \$244,900.**  
 Offers secluded building sites, incredible views, spring pond, picturesque wetlands and pine & spruce plantation with 35 acres workable.



**99 ACRES - MARKDALE SELLER TRANSFERRED \$439,900.**  
 Well maintained bungalow offer includes all appliances with separate dining area. Underground power line leads to incredible horse barn with phone & video line for foaling monitors + feed room/hot epoxy sealed cement floor. Farm complimented by 4 paddocks, water lines to all pastures. Centre laneway leads to 25 acres maple bush. Upgrades available.  
<http://myhomes.360photo.ca/6219>



**Grey Bruce Realty Inc., Brokerage**  
 Independently Owned and Operated



837 2nd Ave. East, Owen Sound,  
**519-371-1202**  
 Home: **519-794-0385**  
 Email: [jgoodfellow@bmts.com](mailto:jgoodfellow@bmts.com)



*Jim Goodfellow*  
 Sales Representative





**"Serving North Huron & South Bruce Counties"**

**LUCKNOW OFFICE**  
Located at Fire #86658A Lucknow Line

**Home/Office 519-528-2411**  
Cell 519-524-0264 Fax 519-528-3523

www.mcintee.ca Email: paulz@tnt21.com

**PAUL ZINN**  
Broker



**\$245,000.**  
**159232**  
**5.17 ACRES** - Close to Lake Huron - Country 2 bedroom home with family room addition, inground salt water pool, 56' x 56' barn with box stalls, 36' x 42' shed, 3 acres fenced, 2850 Bruce Rd#86.



**\$469,900.**  
**315546**  
**100 ACRES** - Century farm house with 20 year old addition. Picturesque setting with stream. 40 acres cleared, 25 bush, some pasture along either side of Dickies creek. Includes 2 sheds and 50'x50' bank barn, 562 Grey Ox Ave. Huron Kinloss.



**\$299,000.**  
**334808**  
**200.7 ACRES** - Mixed hardwood/softwood with 5 acre clearing. Steel clad sugar shack. Potential uses include recreational/hunting/logging/maple syrup. Zion Road. West Wawanosh Call for details.



**519-357-2222**

Call Anytime - 7 Days - 24 Hrs.  
We are an any time, any day agency.

**249 Josephine St., WINGHAM**

**STEVEN NIXON**  
Broker  
Res: (519) 357-1877



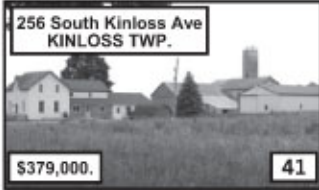
Log onto [www.stevennixon.com](http://www.stevennixon.com) for all my listings or click on the quick pick numbers on the pictures below for instant details & lots of photos of the property.



**86024 Donnybrook Line EAST WAWANOSH TWP.**  
**\$1,400,000.**  
**26**  
**PRODUCTIVE 249 ACRE FARM** on a paved road with 175 acres of workable land, approx. 60 acres of hardwood bush, 2100 sq.ft., 5 bedroom home with 2 car garage. Driving shed 96' x 56'. Excellent cash crop farm. 388641



**82563 Burns Ln HULLETT TWSP.**  
**\$269,000.**  
**40**  
**RARE 12 ACRE** hobby farm w/10 acres of hay & pasture, 1½ storey 3 bdrm brick home, oil furnace & corn stove heating. Barn currently set up with sheep, small shed & det'd garage. Drilled well, most of equipment & appliances included. 942997



**256 South Kinloss Ave KINLOSS TWP.**  
**\$379,000.**  
**41**  
**HOBBY FARM** 5.34 acres, renovated 5 bdrm home. New open concept cherry kitchen & bath in 2008, high eff. propane furnace. Attached 2 car heated garage. Bank barn set up for cattle, driving shed built in '08, 88' x 44'; drilled well 2003. 25 minutes to Kincardine. 431274



**84935 London Rd. BELGRAVE**  
**\$164,900.**  
**10**  
**2 BEDROOM BRICK** home in the country. Family room addition 2008, 4 pc. bath, gas furnace 2003, finished basement, thermal windows, roof shingles 2007, shed 64' x 32' partially insulated, drilled well, paved road. Trucker's delight. 275611

# Looking for a Farm?

Check Out Farms, Lots and Acreages Available at Your Local Real Estate Offices and Convenient Locations Near You!



**People Can't Buy A Farm Unless They Know It's For Sale!**

To Sell Your Farm "Faster"... List it with one of the many Real Estate Professionals advertising in this issue of the Farms, Lots & Acreages Guide.



**Office 519-369-2128**  
 105 Garafraxa St. N., DURHAM, ON N0G 1R0  
**www.mcintee.ca www.jacklawrence.ca**  
 Email: jack.lawrence@mcintee.ca

**JACK LAWRENCE**  
 Sales Rep.  
**519-369-3816**  
 Mobile: 519-378-5636



*"Trademark owned or controlled by The Canadian Real Estate Association. Used under license".*

**"THINKING OF LISTING ... GIVE ME A CALL ...**

**I have Buyers for Residential, Farms, Acreage and Commercial!"**



**\$449,000.**

**NICE COUNTRY SETTING** 5 year old, 4 bdrm stone home on 3.5 treed acres. Large spacious rooms, 3000 sq. ft. finished area with full partial finished walkout bsmt plumbed for future development. Great potential for granny flat or B&B. Small stream on edge of property. #11-003 **ASK FOR JACK**



**\$499,900.**

**SECLUDED 50 ACRES** 2 yr old stone home with approx. 2500 sq. ft. living area, att'd double garage, maple cupboards with granite countertops, hdwd & ceramic floors + 6 new appliances included. Land has 20 acres pasture, 10 acres hdwd bush, stream & rolling hills. #11-015 **ASK FOR JACK.**



**\$645,000.**

**SPECTACULAR COUNTRY HOME** 64 acres with 3+2 bdrm home featuring open concept main floor with solarium & walkout to large deck, finished walkout lower level. Land consists of 30 acres maple bush, 12 acres of beautiful wetlands with 2 streams. Also includes del'd 24' x 38' heated shop. Property shows 10+. #11-031 **ASK FOR JACK.**



**\$279,000.**

**COUNTRY LIVING ~ CLOSE TO TOWN** Features a 6 year old raised bungalow with open concept, 2 + 2 bedrooms, spacious partially finished lower level & landscaped rear yard. 24'x32' shop. Located on 1/2 acre lot, includes adjoining 1/2 acre vacant lot. #11-021 **ASK FOR JACK.**



**\$264,000.**

**4.6 ACRES ~ 6 YR OLD BUNGALOW** 1235 sq. ft. home with eat in kitchen, 3 bedrooms on main floor, lower level mostly finished with walkout to back yard, attached garage plus detached bunkhouse. Situated in the rolling hills of Glenelg Twp. #11-053 **ASK FOR JACK.**



**\$449,000.**

**GREAT HOBBY FARM** 80+ acres with 3 bdrm 1500 sq. ft. bungalow & small barn w/4 horse stalls & storage. Home has full partial finished bsmt, att'd garage, oil heat w/wood F/P. Land features a good mix of crop, pasture & bush. #11-006 **ASK FOR JACK.**



**DAN DOERSAM**  
 Sales Representative  
 519-364-6076



208 - 10th St., HANOVER,  
**519-364-3711**  
**www.mcintee.ca**



**TOM DOERSAM**  
 Sales Representative  
 519-364-5723

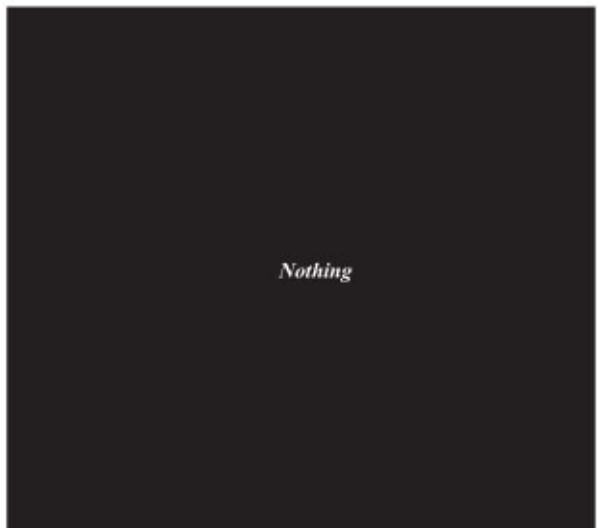


**ENJOYABLE COUNTRY LIFE** in this 15 year old raised bungalow with 67 acres of land. The spacious home features close to 3000 sq. ft of finished area. Main floor kitchen, living room, dining room, 3 bedrooms, 4 pc. & 2 pc. baths. Lower level offers a full in-law suite with kitchen, living room & 2 additional bedrooms. Land divided into 4 fields, 3 of which are workable. Electric fence surrounds the pasture. 15 acres of evergreens & white pines. Bank barn 60' x 40' that is set up for horses, with 6 loose boxes and heated water bowls. Land produces good crops and is currently being rented. **\$399,900.**



**EXCELLENT HOBBY FARM** - Features 88.8 acres. Only 10 minutes from Hanover or Durham. Approx 50 acres workable, balance in reforested pine, spruce and mixed bush. Spring fed pond & small bunkie. Several fruit trees. Steel driving shed with fully insulated work room. Large bank barn with steel addition. Three bdrms. & 2 full baths. Large living room & eat-in kitchen, family room, cedar deck, windows & septic replaced. New breaker panel, oil/wood furnace. **\$438,000.**

*Do You Know  
 What Happens ...*  
**When You Don't  
 Advertise?**



*Nothing*



**HOMELIFE BAYSIDE REALTY LTD., Brokerage**  
Independently Owned & Operated

**Office 519-372-1445**  
**Fax 519-372-1446**

1209 16th Street E., OWEN SOUND, ON N4K 1Z4  
[www.homelifefreybruce.com](http://www.homelifefreybruce.com)



**Bonnie Hutchinson**  
Sales Rep.  
**519-376-7960**



**HOBBY FARM**

Adorable three bedroom home with den, stone patios with perennial gardens, a barn, brick shed, 29.07 acres with ponds and a creek in a nature setting. House needs a little TLC. Don't miss this one ... **\$259,900.**

Call **Bonnie** for your personal viewing  
**519-376-7960**

**UNIQUE WATERVIEW RECREATIONAL/ FARM PROPERTY**



156 acres of exceptional countryside with 128 acres of bush, ponds & streams located 30 min to either ski area or beaches. This property has 2 barns & a superstructure with 10 horse stalls. The five bedroom 1600 sq. ft. brick bungalow has an att'd 1.5 garage and an inground pool. Freshly decorated & ready to move in! **IMMEDIATE POSSESSION.** Seller motivated.

**\$739,000.**



**Fresh Adventure in Any Season!**

An incredible array of baking, seasonal fruits, vegetables, meats, cheese, crafts, flowers, plus clothing, housewares and crafts of every description!

**Thurs & Saturday**  
**all year!**

7 a.m. - 3:30 p.m.

Tuesday  
Summer  
Market too!



St. Jacobs  
**Farmers' Market**



Also in St. Jacobs Market District:

- Market Road Antiques • Brand Name Outlets
- Furniture Stores



**GLEN G. REAY**  
Sales Rep.

Office 519-369-2128  
Cell: 519-369-4113

WEBSITE: [www.mcintee.ca](http://www.mcintee.ca) and  
[www.glenreay.com](http://www.glenreay.com)  
Email: [glen.reay@mcintee.ca](mailto:glen.reay@mcintee.ca)

105 GARAFRAXA ST. N. DURHAM



\*Trademark owned or controlled by The Canadian Real Estate Association.  
Used under license.\*



Town of Durham - Junction of Hwys. #6 & #4 - 55 miles N. of Guelph - 50 miles N/W of Orangeville - 65 miles N/E of Kitchener



\$149,000.

**50 ACRE REC PROPERTY** Property has a small stream, cedar & hardwood bush with open fields & an unfinished building sell "as is" (must be taken down, owner will do so if requested) Property backs onto golf course. #11-061 Call **GLEN**.



\$379,000.

**FANTASTIC PROPERTY** This 109+ acre property comes w/privacy, 2 ponds, small stream & thousands of trees with trails throughout. Corner property with paved road on 2 sides & many very private building sites. All services at road. Two storage vans included. #11-041 Call **GLEN**.



\$689,000.

**ESTATE HOME ON 15+ ACRES** - Exceptional property features a 4 bedroom stone bungalow with attached 3 car garage, 3 propane fireplaces, sunroom with doors to large deck, lower level rec room with bar and walkout to patio, cherry kitchen cupboards. Professionally landscaped, stream plus much more. #10-031 Call **GLEN**.



\$369,000.

**HUNT CAMP/RECREATIONAL PROPERTY** 100 acres with 75 acres of bush to build your trails through, great for hunting, ATV, dirt bike & snowmobiling. 2 storey, 3 bdrm Amish style home with large principal rooms & large wood shed. New 200 amp underground service to house & new septic tank. Bank barn with additions, implement shed & frame building. #10-076 Call **GLEN**.



\$349,000.

**50 ACRE HOBBY FARM** Property consists of 3 bdrm home with large principal rooms, walk out lower level, wood stove in lower level & wood fireplace in living room. Approx. 25 acres workable, balance is mixed bush. #11-007 Call **GLEN**.



\$385,000.

**100 TREED ACRES** 100 acres of cedar, pine and hardwood bush with timber to cut, spring fed pond plus garage/workshop with concrete floor. #10-086 Call **GLEN**.



\$209,000.

**ASTONISHING VIEWS** 49+ acres with views for miles in every direction, completely fenced, surveyed, spring creek flowing in & out of property on S/W corner, approx. 35 acres workable. #11-014 Call **GLEN**.



\$199,900.

**10+ ACRE PROPERTY** 1 1/2 storey 3 bdrm home with large principal rooms, large deck, new furnace & roof replaced 2 yrs ago. Also includes 25 x 35' workshop & 30 x 45' barn. Solar panel with transferable lease. #11-058 Call **GLEN**.



\$298,000.

**GREAT HOBBY FARM** 52.5 acres complete with 3 bdrm home, 25'x26' pole barn and a 26'x44' workshop with concrete floor. Approx. 35-40 acres workable, balance is bush & a good sized spring fed pond. #11-057 Call **GLEN**.

Take a Virtual Tour of these and other properties at [www.glenreay.com](http://www.glenreay.com)

## We Can Help You Shop for a Home by Mail

\$20.00 includes 6 monthly issues of the following:  
Bluewater & Area Homes - Grey/Bruce & Area Homes  
Collingwood & Area Homes - Farms, Lots & Acreages (2 quarterly issues)

\$35.00 includes 12 monthly issues of the following:  
Bluewater & Area Homes - Grey/Bruce & Area Homes  
Collingwood & Area Homes - Farms, Lots & Acreages (4 quarterly issues)

*Subscribe Today ... It's Easy, It's Convenient*

Simply fill out the coupon, enclose a cheque or money order, clip and mail to:  
H.C.T. MEDIA GRAPHIC (2008) INC.  
580 - 9th Ave., HANOVER, ONTARIO N4N 2M8

NAME: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_



High Country Realty Inc. Brokerage  
1 Toronto Rd.,  
Flesherton ON. N0C 1E0 24 hr. hotline 1-877-929-8326  
Independently Owned & Operated Brokerage



Jean  
Boynton  
Broker of  
Record



Glenn  
Boynton  
Sales Rep.  
Email us at ... contactus@boyntonteam.com



Erin  
Boynton-Seeley  
Broker



Tricia  
Boynton-McInnes  
Broker

519-924-3513 Toll Free: 1-800-567-8793

Visit us at ... www.boyntonteam.com



**ULTIMATE IN SECLUSION & PRIVACY** A large stone residence with over 2000 sq. ft. of finished on the main level plus a fully finished walkout basement that has a full self contained granny suite with kitchen, dining and rec room plus a bedroom & bathroom. The 173 acre property is mainly treed with a pond, trails, wildlife & just a short walk to Lake Eugenia. **\$675,000 Ad #2064**



**A VERY FERTILE 50 ACRE FARM** The property features exceptional buildings including a large bank barn with 2 silos, cemented loafing yard, outside feeding yard & 3 steel sided buildings. The 2404 sq. ft. home with a finished basement is well maintained with large decks, open porch & a beautiful in-ground pool. **\$595,000 Ad #2174**



**PEACE IN THE VALLEY** A beautiful rolling 64-acre farm with 45 acres tillable, hardwood bush lot, cedar bush lot, large bank barn, a bunk silo, small hen barn, spring fed pond plus a 9 year old 1.5 storey stone & vinyl residence with a walkout basement & located 9 minutes from Durham. **\$587,000 Ad #1334**



**THE PERFECT HIDEAWAY** Nestled on a delightful 96.83 acres with a stream, trees & hidden fields. The charming 1.5 storey 1880's upgraded home is surrounded by beautiful garden settings. There is a super bank barn with a run-in, stalls & foaling stall making it ideal for horses or sheep. **\$375,000 Ad #1024**



**TWO VERY UNIQUE PROPERTIES** Imagine the enchanting sound of 3000' of the Rocky Saugeen River & spectacular Hayward Falls tumbling over a rock face, the mystique of caves & trails all on 162 acres of pure nature. Now add 2 secluded 5 bdrm homes for the perfect getaway or high end B&B. **\$1,800,000 Ad #1664**



**ONCE IN A LIFETIME** A rare opportunity to own 532 acres with approx. 200 acres workable, 277 acres of bush lots with trails for hiking, skiing & snowmobiling, and the rest pure natural. The home is a wonderful newer style raised bungalow with a walkout basement. The numerous outbuildings are excellent condition. **\$1,330,000 Ad #2084**



All Points - Festival City Realty, Brokerage 221 Josephine St.,  
519-357-3321 24 hr. pager Wingham

Wingham & Area Listings

www.coldwellbankerfc.com

Email: coldwellwingham@hurontel.on.ca

**KEVIN PLETCH**  
Sales Representative  
Res. 519-357-1967

**CHERYL JOHNSTON**  
Sales Representative  
Cell 519-441-7456



\$179,999.

463430

**OWNER SAYS BRING ALL OFFERS**

Cape cod features three bedrooms, new custom kitchen, two bathrooms, finished rec room with gas fireplace. Hardwood & ceramic flooring on main level. Patio doors off kitchen to sundeck 12' x 18' backing onto Belgrave creek.



\$185,000.

478398

**FOUR BEDROOM WINGHAM HOME**

This four bedroom Wingham home with updated windows, newer furnace, new kitchen, main floor laundry, two bathrooms. Sundeck 5'6 x 24' overlooking 200'ft lot. Everything done just move in.



\$169,900.

195910

**THREE BEDROOM WINGHAM HOME**

This three bedroom Wingham home features two bedrooms on the main level & one up with ensuite. Eat-in kitchen & formal dining room. Full basement. Situated close to schools and hospital.



\$149,000.

090771

**TWO BEDROOM COTTAGE**

This two bedroom air conditioned cottage with open concept on private lot with bunk house & tool shed. In Point Clark just a short walk to Lake Huron still time to enjoy the fall colours.



\$398,500.

440468

**12 ACRE PROPERTY**

Original log home on private setting, with character galore, stone fireplace, kitchen with loads of cabinets, bath with jacuzzi tub, newer windows. Barn 40'x 60' with 4 horse stalls.



\$84,900.

416791

**TWO BEDROOM WINGHAM HOME**

This two bedroom home is just two blocks from Main Street. Hardwood flooring, newer windows, F.A.G heating. Deck & tool shed out back. Great starter or retirement home.



425 10th St., Suite 6  
Hanover, ON



**Siebre Boersma**  
Sales Representative  
**Angela Boersma** Broker



[www.boersmateam.com](http://www.boersmateam.com)  
Res: 519-665-2273

**RCR Realty, Brokerage**  
Independently Owned and Operated

519-364-7370 ext. 223



**NEW LISTING \$799,900.**

FEATURED ON THE CURRENT COVER OF 'OUR HOMES' magazine, this stunning eco-friendly home is set on 56 acres complete with the Saugeen River, large swimming pond, rolling hills, trails and forests. This thoughtfully designed home uses passive solar heat and solar shading. Walkout lower level with spacious family room, bedroom and bathroom. Excellent detached 3 bay garage. To view more pictures and discover more about this amazing property and house construction, go to [ourhomemagazine.com](http://ourhomemagazine.com) and click on Grey & Bruce.



**NEW LISTING \$799,900.**

Spectacular panoramic scenes from every side of this impressive hilltop home. Grand living room with 2 storeys of windows, cat walk, fireplace, hardwood flooring. Finished lower level rec room with built-in book shelves, exercise room, saltwater pool, change room and deck. Geothermal and in-floor heating under ceramic tiles. Property is adjacent to hundreds of acres of conservation land with beautiful trails & pond.



**NEW LISTING \$489,900.**

99 acre riverfront farm. Saugeen River flows through. 4 br, 3 bathroom home built in 1984. Spacious living room with patio doors. Walkout lower level. Attached garage. Workable acres (Harriston Loam) and treed acres.



**NEW LISTING \$349,900.**

100 acre property- perfect for hobby farm, hunt camp, country getaway. Comes with barn, new shed/garage, 1.5 storey farmhouse. House has great potential. Lovely, quiet road, beautiful views, close to town. Camp Creek runs through.



**NEW LISTING \$460,000.**

Overview Stone house set among gently rolling hills, forest, spring fed creek, small lake. Lovely 55+ acre farm with outbuildings. Good stone house with loads of character- lends itself to your decor updates. Gorgeous setting in Carrick Township



**NEW LISTING \$399,900.**

75 acre farm with scenic rolling hills. Long driveway off paved road, close to Mount Forest. 1.5 storey brick house with sunroom and outdoor wood furnace. Attached garage/drivshed, bank barn, silo.



**\$297,500.**

Country retreat close to town. 3 br bungalow with both attached and detached garages on 2.67 acres. 1 acre spring fed pond. Basement with walkout. Open concept kitchen and living room with vaulted ceiling. Pond is 20' deep.

**Visit [www.boersmateam.com](http://www.boersmateam.com)**



**RCR Realty, Brokerage**  
Independently Owned & Operated



366 Garafraxa Street South  
**DURHAM, Ontario NOG IRO**  
(Durham L & M Plaza)  
[rcrdurham@bmts.com](mailto:rcrdurham@bmts.com)

[www.johnlamberts.com](http://www.johnlamberts.com)

**519-369-3590**

**JOHN G. LAMBERTS**

Sales Representative

519-369-7421



**GREAT LOCATION 47.8 ACRE FARM** 1.5 storey, brick farmhouse has 3 + 1 bdrms & is in great condition. Bank barn has stabling for sheep & horses. Water & hydro to barn. Other outbuildings include drive shed & workshop. Approx. 35 acres workable, 8 acres of mixed bush & some wetland. Excellent fencing. Just east of Varney. **\$349,000. (11-40)**



**BEATTY SAUGEEN RIVER CROSSES 48 ACRE HOBBY FARM.** Renovated, 2 bdrm. bungalow w/large, eat-in kit. & lots of oak cupboards, wood floors, propane fireplace, mfl. laundry, rec. room in bsmt. & back deck. Great outbuildings. Grow your own organic veggies & catch your own fish.. Approx. 10 acres workable, remainder is cedar bush. **\$349,999. (11-15)**



**VERY PRIVATE PROPERTY! 100 Acre** retreat property with mix of hardwood, mixed bush, wet land & open land. Stream crosses property. Rolling land. Snowmobile trails. Close to Beaver Valley. Located on a year round access road. **\$199,500. (10-70)**



**15 ACRE LOT.** Close to Dankert Lake. Approx. 10 acres planted in corn. Some wetland that may have pond potential. Unopened road gives access to lake with some work. Located only minutes north of Hanover. **\$69,000. (11-38)**

**RIGHT AT HOME**  
REALTY INC. BROKERAGE

**"SERVING RURAL ONTARIO"**

Call Brian 519-357-3622

Toll Free 1-800-520-3276 (FARM)

www.brianpotter.ca



**BRIAN POTTER**  
Sales Rep.

**100 ACRE COW/CALF VALUE**



**EXCEPTIONALLY WELL MAINTAINED BUILDINGS** - Updated 4 bedroom brick home. Good beef barn, large concrete yard, steel clad shed with workshop. Productive hay and pasture land. Kincardine Twp. **Priced at \$479,000.** Lease back on land and buildings considered.

**100 ACRES**



**SOLD**

**EXECUTIVE STYLE HOME** - Beautiful brick bungalow and large steel clad shed with workshop. Level tiled land. Small bush. West of Listowel.

**0.5 ACRES**



**COUNTRY STARTER HOME** - Handyman Special! Solid older home, walkout basement, 0.5 acre sloping lot. Anxious for offers. Near Lucknow. **Asking \$80,000.**

**5 ACRES**



**SOLD**

**SPACIOUS REMODELLED HOME** - Redone 5 bedroom brick home, mature tree lot, long laneway. Near Brussels.

**SELLING OR BUYING IN 2011?**

**I offer Experienced, Knowledgeable Representation FOR ALL YOUR REAL ESTATE NEEDS**

**WANTED:**

- ALL TYPES & SIZES OF FARMS & ACREAGES
- COUNTRY & SMALL TOWN PROPERTIES

*(Not intended to solicit properties already listed or Buyers under contract.)*



**VERSATILE INCOME PROPERTY** - Licensed 25 acre pit, 2000' river frontage, large mixed bush. Ideal spot for RV park or home or hunting camp. Near Lucknow. **Asking \$349,000.**

**129 ACRE INCOME PROPERTY**



**DEVELOPMENT POTENTIAL - NEAR WINGHAM** - Executive home (currently leased). 80 acre tiled land (rented). Bush ideal for RVing. Various purchase options. **Priced at under \$7600/acre.**

**150 ACRE COW-CALF SHOWPLACE**



**OUTSTANDING FARM BUILDINGS** and top producing land. Modern 3 bedroom brick bungalow, finished basement, well maintained barns, covered bale storage, steel clad shed, fenced land. Only 5 minutes from Port Elgin. **MUST BE SEEN! Priced Under \$6700/acre.**