



## Caledon Farmland

**Acreage: 145.49 Acres**

**Price: \$7,250,000.00**

### Caledon Farmland Investment Opportunity

A must see investment property and/or gorgeous country retreat! A beautiful 145 acre farm that stretches from Mountainview Road to Airport Road, just north of Caledon East.

658 feet of frontage on Airport Road and 1,468 feet on Mountainview Road.

Currently 70 acres are farmed at \$180 per acre. Highly productive level land.

Farm tax credits would reduce the taxes significantly if it were to be farmed again. 2022 taxes were only \$2,417.56.

There is a farmhouse that would require a little work to be used as a rental unit.

Several other outbuildings; a steel Quonset Hut on a cement pad with hydro, a detached 2-car garage, barn (57 ft x 55ft) with storage.

Walking trails cut through to a beautiful forest with a sugar shack and 2 picturesque ponds.

A great investment opportunity at \$50k per acre.

Really impressive and long views of the Toronto Skyline to the east and south from the higher points of the property.

The perfect place to build if using it for your country retreat!

**Presented by**

**Murray Snider,**

Sales Representative

Phone: 905-841-7430

[murray.snider@moffatdunlap.com](mailto:murray.snider@moffatdunlap.com)

**Sean Wynn,**

Sales Representative

Phone: 416-407-3736

[sean.wynn@moffatdunlap.com](mailto:sean.wynn@moffatdunlap.com)

Bathrooms : 1

Bedrooms : 4