

# \$2,195,000 - 986155 CATTLE Road

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## Listing ID: 40287548

**\$2,195,000**

3 Bedrooms, 3 Bathrooms, 3051

Agriculture

986155 CATTLE Road, Earlton, Ontario,  
P0J1S0

Partially tiled fields. A unique farm offering! Enjoy 320 acres across two parcels. Featuring approximately 192 acres of cleared, workable land with an additional 128 acres of uncleared bush. A modern barn features four horse stalls and two hydrants, as well as an animal nursery and chicken room with rough-in radiant heating. The barn boasts an unfinished loft and tractor storage area. Adjacent, the 3-car Garage and workshop provides plenty of space to repair and maintain farm equipment. This building also features rough-in radiant heating, as well as a sauna. Additional paddocks with 1/2 acre penned areas provide plenty of space for animals to shelter and graze. The radiant-heated farmhouse, renovated 2020 is comprised of 3 bedrooms and 3 bathrooms. The 12-foot ceilings are sure to impress guests and creates an extremely spacious atmosphere. Walk from the primary bedroom into two cedar walk-in closets or outside to the hot tub! Septic was replaced in 2013. The property is connected to Hydro and is heated by a GARN wood-fired boiler with propane as a backup. Plenty of trails run throughout the property. Fish in your own private pond or walk the river ravine that traverses the property. Hideaway and stay connected with Xplornet High-Speed

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