



MLS@ #: 585358i	Major Area: EC
Price: \$750,000	District: BM
Status: Active	Sub-Dist: VI
	Prop Is: For Sale Only
Legal Descr.: 501010141 PT LT 6 W/S NORTH RD HOUGHTON	
Address: 570 ELGIN RD 55	
City: VIENNA, NOJ 120	
Sd/Rd: East	
Near: RD 45	
Near Town: TILLSONBURG	
Prop known as: 570 ELGIN RD 55	
Prop. Size: 51 ACRES	Zoning: AGR
Acreage: 50 - 99	Taxes: \$2143 (2016)
	Occupancy: Owner
Start Date: 16-JUN-2016	Possession: FLEX

Directions
Howseen ABCT 519-671-6918 / 226-234-8239 / TOUCHBASE

Type: Horse, Cash	Heating / AC: Forced Air	Water: Well
Property Offered Is: Residence, Outbuildings	Fuel: Electricity	Sewer: Septic
Tiled:	Quota: No, No	Rental Equipm.:
Easements: None	List of Chattels: No	Farm Buildings: Machinery
Services: On Paved Road		Manure Storage:
		Res Features: Stove, Refrigerator, Washer, Dryer, Dbl Garage Att

Looking for country living with income to help pay the mortgage, or are you looking to get into a farm operation? Located south of Tillsonburg this 51 acre farm offers you the chance to live in an updated 3 bedroom ranch with 46 income earning workable acres. The farm also features multiple out buildings for equipment storage, workshop and all your toys! Nice pond also located near the house - great for irrigation purposes. A great farm opportunity with an additional 31 acres that can be purchased across the road. Building sizes: 66x36 barn, 55x24 barn, 29x24 garage and a 20x30 greenhouse. No Ginseng has ever been grown on this farm so great rental potential for that crop! Co-listed with Phil Spoelstra: 519-870-7325

# of Rooms:	Basement: Yes	Age:
Bedrooms: 3	SPIS: No	Solicit Seller: No
Bathrooms: 1 \ 1		Energy Star Cert: No
Fireplaces:		Special Conditions: N

Floor	Room	Size	Floor	Room	Size
M	KI	15.2x10.9	L	OF	12.0x10.0
M	DR	12.01x11.9	L	ST	13.0x8.6
M	LR	17.3x11.0	M	BR	8.6x11.2
M	FO	14.5x9.0	M	BR	11.2x9.0
M	MB	14.5x11.0	M	B3	
L	KI	17.4x12.01	M	B2	
L	RR	29.9x12.9			

Cleared Acres:	Workable Acres:
Type Info:	2nd Type Info:
Land Remarks: Sandy loam soil.	
Usage Restr.:	
Secondary Res.:	

Improvements:

Seller Name: CINDY LEE KLEINZIEVERINK JUDOCUS JOHANNES KLEINZIEVERINK	Home Tel.:	Bus.Tel.:	Address: 570 ELGIN RD 55 R.R. #2 VIENNA ON NOJ 120
--	------------	-----------	---

Listing Office: RE/MAX CENTRE CITY REALTY INC., BROKERAGE, INDEPENDENTLY OWNED AND OPERATED 519 667-1800	Listing Agent: RON STEENBERGEN 519-667-1800 Pager:800 667-1801
Listing Office: RE/MAX CENTRE CITY REALTY INC.(3), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED 519 633-1000	Listing Agent: TRACEY DAVIES 519-671-6918

CB: **2%**

E. & E.O