CASH CROP FARM EAST OF ST ISIDORE

190 acres of Grenville Loam with approx. 120 acres tillable that includes 4 acres that requires further renovation, and approximately 61 acres of woodlot and rough land. Farmhouse with outbuildings. 770 Skye Rd.



LIST PRICE: $2,220,000

Offers received in confidence until 3pm on December 14th, 2026.

Showing of house and buildings by appointment only.

Completion Date: January 14, 2027 or to be negotiated.

Culligan Real Estate Limited, Brokerage

www.culliganrealestate.ca

Allan Earle, Sales Representative
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Features:

Soil map is Grenville Loam and some muck soil. 120 acres tillable that includes 4 acres that requires further renovation, and approximately 61 acres of woodlot and rough land.

1150 sqft 4 bdrm 2 bathroom 1 ½ story brick house

- 16' x 24' attached garage.
- Tin roof.
- Central Air Conditioning approx.. 13 yrs old.
- Propane furnace.
- Well has sulphur treatment system.
- Septic system is 50 yrs old in working condition, however will not meet building code

60' x 48' shop

- 16' x 34' door
- 600 amp panel

52' x 92' cement slab on grade foundation for new machine shed.

- $70,000 invested.
- Building materials available for this project under separate contract with Seller

100' x 22' older equipment storage shed

CHATTELS INCLUDED:

New 16' x 34' overhead door ready for installation (on site)

DISCLOSURES:

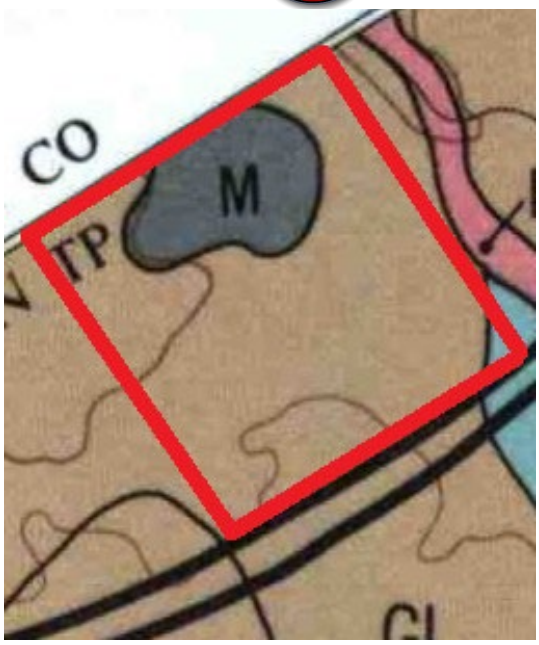
- The Seller will have the right to use the house and machine shed until May 3rd, 2027. The Seller will be responsible for paying all utilities and maintenance costs until vacant possession is given on May 3rd, 2027. This right of use is not a tenancy agreement.
- Septic system will need future updates.
- The Seller is not obligated to accept any offer.
- Propane tank, diesel and gasoline tanks are rental items.
- The grain bins will be removed prior to closing date.
- Additional pictures of the house are available upon request.
- A portion of this farm is subject to the Chisholm MacIntosh Municipal Drain.
- The Seller has no tile maps however represents the presence of tile as per attached diagram.
- Severance may be a possibility; buyers will need to contact:

Jacob Rheume
North Glengarry Planning
613 - 525 – 1110 ext 6
jacob@northglengarry.ca

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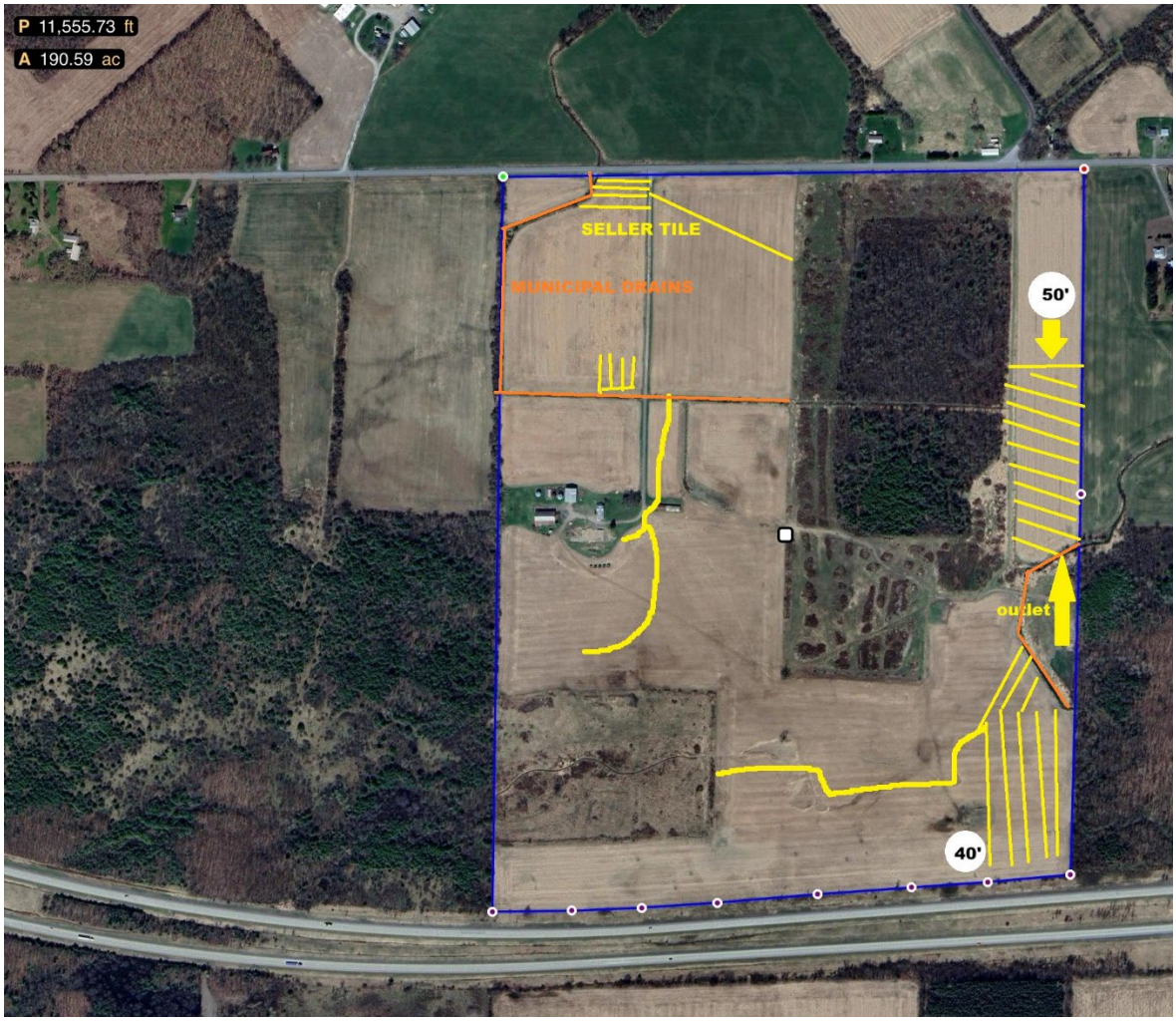
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Soil Map (Grenville Loam)

Municipal Drains (Chisholm MacIntoch)



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52’ x 92’ shed foundation



60’ x 48’ shop

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