

# \$1,350,000 - LOT 9 7 GREY Road

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## Listing ID: 40331493

**\$1,350,000**

, 89.2 acres

Vacant Land

LOT 9 7 GREY Road, St. Vincent Twp,  
Ontario, N4L1W7

89 acre parcel of vacant land in the high country just 2.5 km south of Meaford.

Located off County Road 7 above Meaford, this property has a protected entrance off the highway bordered by trees, with a professionally constructed gravel driveway that extends over 2,000 feet into the property. There is an old original barn just off the driveway. And three large ponds, one near the barn, one near the end of the driveway in the central part of the land where the widest part of the main bush is located and a third pond in the northwest corner of the property. All the ponds stay full during the summer and have spring water sources that contribute to them. Of the 89 acres, there is approximately 29 acres of bush, ponds and rough land and approximately 60 acres of workable fields.

The neighbouring properties to the north and to the west of this property are much lower in elevation. This land has wonderful western exposure and countryside views for miles! A natural building site for views and privacy would be close to the existing pond in the western section of the land. This pond size could be increased and fill used to raise the building site for a view that would open up Georgian Bay. The land is mostly level and would make for a perfect equestrian

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estate. Zoned as Agriculture with some Grey Sauble Conservation land around the pond areas and small watercourse. There are no restrictions to the size of dwelling that can be built of the size of barns, workshops or large buildings such as riding arenas. There are no other properties of this size available on the market, so close to town, yet so private, offering views of the country. Meaford's new Mega School is just 2km down the hill and Thornbury is just 12km to the east on HWY 26. (id:37775)

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