

**Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses & surface lease revenue details.
Property titles are available upon request. The information provided is a guide only.**

Premium Agri-Business Hub & High-Yield Farm with Exceptional Infrastructure **385432 Highway 59, Township of Norwich, ON**

Property Overview

- **Address:** 385432 Highway 59, Norwich (east of Burgessville)
Oxford County, Ontario
- **Legal description:** Part Lots 12 & 13, Concession 2, Geographic Township of North Norwich
- **Site area:** 114.28± total acres, of which 90± acres are tillable
- **Soils:** 75% Huron Clay Loam, 15% Fox Sandy Loam, 10% Guelph Loam
- **CLI class:** 90% Class 2, 10% Class 1
- **Drainage:** Randomly tiled. The land would benefit from systematic tiling.
- **Topography:** Gently rolling
- **Crops:** Corn, Soybeans and Wheat
- **Site features:** An open ditch splits the property, with bush at the south end.
- **Services:** Hydro, Natural Gas, Private Well and Septic
- **Drilled Well:** South of main shop approx. 100±ft deep, drilled by WRC Purifying in Norwich. Supplies both shop and house at approximately 20± gallons per minute.
- **Septic:** 2-tank system, made of concrete using gravity feed, to an area bed with mantle, installed in 2011.
- **Road access:** Paved two-lane highway.

Planning and Zoning

- **Official Plan:** Agricultural Reserve
- **Zoning:** General Agricultural (A2) and Agri-Business (AB-30)
- AB-30 permits a farm excavating, drainage and landscaping business, plus an ancillary public garage.
- **Highest and best use:** continued use as a farm/agri-business property

Improvements

- **House:** 2,200± sq ft, 5 bedrooms, 3 bathrooms
 - The two-story century section was fully renovated in 2006.
 - A one-story addition was built in 2016.
- **Shop:** 10,200± sq ft, built in 2010
 - 6,600± sq ft shop, Heated floor and four overhead doors
 - 1,800± sq ft 30 ft x 60 ft office, with a 3 bedroom apartment above
 - Phase 1 environmental report completed
- **Open-Sided Building:** 6,200± sq ft, built in 2010
 - Rooftop 10 kW MicroFIT solar system on a 20-year contract from 2011, (to be verified by purchaser as to accuracy)
 - Back up diesel generator
 - Aggregate storage next to the building
- **Barn:** 2,600± sq ft original bank barn
- **Condition:** Most improvements are in good condition with no deferred maintenance.