



Rural Vulcan County
241 RD

M: 4 R: 24 T: 17 S: 25 Q: N

LP \$: 638,800

MLS #: C3645296

Status: Active
Postal Code: T0L 2B0
Nearest Town: Vulcan
Bedrooms: 4
Baths: Full: 1 Half: 1
Tot Area SF: 1419.8
Type: Residential Detached Single Family
Year Built: 1974
Zoning: Zone RUR2
Condo/HOA: No
Total Units:
School Dist: Vulcan

Legal Desc: Plan: 0011247 Block: 2 Lot: 0

OPPORTUNITY KNOCKS HERE! 66.06 acres, 2 homes, 50x120 indoor riding arena & attach 5 stall barn with tack rm, 42x60 Metal shop w/concrete floor, 40x55 Hay shed, 26x75 Quonset w/wash rack, vet room/36x100 long machine shed (past Hog barn), 2200x70 air strip, (70' wide), Many other out buildings including second res (5 bedrooms). Tons of mature trees & privacy, out door arena, paddocks, horse shelters, waterers. Good strong well PLUS water coop for both houses. 46 acres mix hay, the remainder pasture and yard (trees) horse trainer, self-employed, trucks, hobby farmer, seclusion & peace & quiet. Close to Vulcan & Hwy 23 so hop on & commute!! Tons of extra out bldg.'s. Large list of equipment stays! This is a once in a life time opportunity! Radiant heat in arena and barn need hooking up. You will love this property when all you hear are a few birds... and a breeze through the trees! Huge back deck on the sweet heart of a log home, 2nd home has total privacy from main res. Don't miss out!!! Call for much more info!!

Directions: East on 23 to Corner Store, south to Ensign sign, turn East for 3 miles, turn south on RR241 for 1 mile, see signs. or 3 miles north Vulcan, 3 Miles East, 1 mile south

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:	0
Baths:	1	0	0	1	0	0	Living Rm: 11x18.6	M	ML:	131.9	1419.8	ACCul:	0
Enst Baths:		0	0	0	0	0	Dining Rm: 11.5x12.7	M	UL:			ACFnc:	0
Bds AbGd:	3						Kitchen: 11.2x12.9	M	AG:	131.9	1419.8	ACIrr:	0
Rms AvGd:	6						Family Rm: 20x22	L	LL:			ACLsh:	0
Add Rms:							Den:		BG:			ACPst:	0
# Fin Frplc:	1						Mst Bdrm: 10.6x13.7	M	TAG:	131.9	1419.8	ACWtr:	0
# RgIn Fpl:	1						Bdrm 2: 10.3x12.6	M				ACTtl:	66.060
Frplc Fuel:	Wood Only						Bdrm 3: 10.2x12.6	M					
Fireplace:	Brick Facing						Bdrm 4: 12x10	L				Abv Grd Flr SqFt:	1419.8
Garage:	N						Bonus Rm:					Low Lvl Flr SqFt:	

Style: Bungalow	Other Room:
Flooring: Laminate Flooring	Foundation: Concrete
Construction: Log	Basement: Full
Roof: Metal	Bsmnt Dev: Partly Finished
Remodeled:	Farm Eq Incl: Yes
Exterior: Log	Irr Equip:
Farm Bldg: Barns, Arena, Livestock Barns, Corral, Equipment Storage, Machine Shop, Workshop	Equipment:
Heating Type: Forced Air-1	Heat Paid For: Paid For
Heat Fuel: Natural Gas	Power: Single Phase
Parking: Quad or More Detached	Wtr Supply: Drilled Well
	Swr/Septic: Septic Tank & Field
	Prk Plan Typ:
	Prk Plan Dsc:
	Prk Pln Unit:
Goods Exclud:	Encl Prkng: 10
Goods Incl: Dryer-Two, Dishwasher-Built-In, Fan-Ceiling, Refrigerators-Two, Satellite TV Dish, Stoves-Two, Washers-Two, Window Coverings-All, See Remarks	Features: Deck, Vaulted Ceiling, Wood Windows
Site Influenc: Cross Fenced, Fenced, Flat Site, Private Setting, See Remarks, View, Private Air Strip	Amenities:

Frntg (mtr):	Lot Dimen: 66.06
Depth (mtr):	Lot Shape:
Rd Access: Gravel Driveway (to House)	Land Use: AG AG
Conform:	Front Expose: South
Conform Yr:	

Tax Amount: \$ 2,850	Tax Year: 2013
Virtual Tour	
Brochure:	