

## Listing ID: 40563770

**\$2,599,000**

, 33.83 acres

Vacant Land

828482 MULMUR NOTTAWASAGA  
TOWN LINE, Mulmur, Ontario, L9V0Y9

This property boasts over 500 hazelnut trees, 80 truffle-producing trees, and 25 chestnut trees, The tree farm represents a long-term investment, with high-value crops reaching maturity over time. Run a successful business from home with a licensed kennel known for its Award-winning German Shepherds: The existing facilities provide ample space to house 30 dogs, (perfectly suited for breeding and boarding. Approximately 33+ acre Hobby farm with 30 workable acres, This established property offers multiple buildings, including 3 HUGE 280x30 structures, a spacious workshop, a heated greenhouse, and the potential for further greenhouse expansion. Highly valued sandy loam. Established sales channels are in place for crops. A new high-efficiency propane tank ensures cost-effective heating and fuel for your operations. Adequate Water Supply in every building gives you the Peace of mind knowing you have a reliable water source for your farming and landscaping needs. 220 volt-outlets in every building. Enjoy the beauty of nature with green space to the south and an escarpment to the west, creating a picturesque backdrop for your new hobby farm. This established property is ready for you to step in and

# \$2,599,000 - 828482 MULMUR NOTTAWASAGA TOWN L

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continue the success. Multiple income opportunities await, offering the chance to live a fulfilling lifestyle while generating income from various agricultural activities. Don't miss your opportunity to own this well-equipped property with a rich history and endless possibilities. Only a short commute to the city and to the towns of Collingwood, Creemore and Wasaga Beach. Quick drive gets you to Mad River Golf Club and Devil's Glen Ski Resort.  
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