

## Property Information

Steeped in history and rural charm, this circa 1870 farmhouse sits on approximately 100 acres of rolling countryside, offering a perfect blend of original character and modern comfort. The land is split into two parcels, and about 60 acres are farmed. There looks to be 3,800 +/- ft of road frontage on County Rd 10 and over 800 ft. of frontage on Mowbray Rd. There is no survey. The property has been in the same family since 1947.

Inside, the home boasts beautifully restored wide plank pine floors, original hardwood, an elegant staircase, and striking tin ceilings reflect the home's timeless craftsmanship. The spacious country kitchen is bright and welcoming, featuring wood ceilings and a Southwest-facing sunroom addition that fills the space with natural light. A unique layout includes a secondary main-floor kitchen and a large family room, in addition to a formal living room, creating flexible living options for extended family or entertaining.

The main floor also offers convenience with a bedroom, full bathroom, and a large laundry room, making single-level living an option. Upstairs, tucked beneath charming sloped ceilings and dormers, are three well-sized bedrooms, including a large primary suite. An oversized landing provides additional living space, perfect for a reading nook, office, or play area. Every corner of this home tells a story, with its historic details preserved while offering plenty of room to customize to your needs.

Outside, the property is well-equipped for hobby farming, storage, or creative endeavours. A large detached post and

beam barn offers vehicle and tractor storage with a loft area that could be transformed into an event space. Additional barns, sheds, and outbuildings provide ample room for agricultural pursuits, workshops, or recreational use. With its rich history, stunning acreage, and endless possibilities, this property is a rare opportunity to own a piece of the past while shaping it into your future.

### Property Details

**ADDRESS:** 661 COUNTY ROAD 10 PICTON ON K0K 2T0  
**TYPE:** Detached farmhouse and farm/vacant land  
**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	2,348 +/- sq. ft. (as per MPAC)
BEDROOMS:	4 (1 main floor, 3 second floor)
BATHS:	2: 1 – 4pc main floor, 1-4pc second floor
LAUNDRY:	Main floor laundry room
BASEMENT:	Unfinished cellar; stone foundation
AGE:	CIRCA 1870
ELECTRICAL:	200 amp breaker panel plus generator panel
ROOF:	Asphalt shingles (7-8 years old)
INTERIOR:	Plaster, hardwood floors (some under vinyl), pine floors, tin ceilings
EXTERIOR:	Vinyl siding (main floor windows 15+/- years old), southwest facing deck off kitchen, cedar rail fencing
PARKING:	Single wide circular gravel drive, parking for 12 vehicles
OUTBUILDINGS:	Barn (2,300 +/- sq, ft, Circa 1917 as per MPAC) Drive sheds, Broiler Barns and shed. Space for vehicles and tractor storage in 2 drive-in bays.
TAXES:	\$3,281 / 2024

ANNUAL COSTS:	Oil \$3,180 Electricity \$1,566
LOT SIZE:	100 +/- acres in two parcels. The house and barn parcel is on 85.71 acres and there is 14.385 acres separated by an unopened road allowance. The 85.71 acres is in Hallowell Township and the 14.385 acres is in Athol Township. According to Geowarehouse mapping the 85.71 acres has 2,834.34 ft frontage on County Rd 10 and 826.12 feet on Mowbray Road. The 14.385 acres has 826.12 ft frontage on County Rd 10. The measurements are estimates and there is no survey. The property may be larger or smaller if surveyed. All measurements are taken from Geowarehouse
ZONING:	85.71 acres RU3 and 14.385 acres RU1 – Rural Residential Zone
ROLL # / PIN #	85.71 acres 135051102520100 / 550750111 and 14.385 acres 135040801000200 / 550750053
HEATING:	Forced air oil furnace (10 +/- years old), electric hot water tank (Owned)
COOLING:	Central AC system (5 +/- years old)
RENTALS:	About 60 acres rented at \$1,250 per year
WATER/WASTE:	79' drilled well in a pit located between barn and house / Septic system located behind the house
CHATELS INCLUDED:	Satellite dish, 2 fridges, 2 stoves, washer, dryer and chest freezer, anything left in, on, or around the property on closing.
FIXTURES EXCLUDED:	None
SUGGESTED CLOSING:	60 days - \$100,000 deposit recommended

### Legal Description:

PT GORE BB ATHOL AS IN PE123429; S/T INTEREST IN PE123429;  
PRINCE EDWARD, being PIN 55075-0053 (LT)

PT LT 23 CON 2 MILITARY TRACT HALLOWELL AS IN PE123429 S/T

INTEREST IN PE123429, S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER PE39137(THIDRLY); PRINCE EDWARD, being PIN 55075-0111 (LT)

This is two PINs being sold, PIN 55075-0053 (LT) being the smaller property containing farmed lands only, and PIN 55075-0111 (LT) which contains the house, barn, and farmed lands and is municipally described as 661 County Road 10.

The Buyer acknowledges that they are accepting title to PIN 55075-0111 (LT) subject to the following interest noted in the property description: "S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER PE39137(THIDRLY)". This interest shall not be deleted from the title of the property prior to or on closing. The Buyer acknowledges and agrees that the purchase price in this Agreement takes into consideration the Buyer's acceptance of this interest, and that no further reduction or credit shall be given by the Seller. The Buyer acknowledges and agrees that the Seller shall take no steps to have this interest deleted, and that the Buyer shall be solely responsible for dealing with this interest post-closing. The Buyer shall have no claims, of any nature, against the Seller in relation to this "subject to" interest.

There is no survey. The size, frontage and description of the property have been taken from Geowarehouse descriptions and mapping. If any statement, error or omission shall be found in the particulars thereof, the same shall not annul nor entitle the Buyer to be relieved of any obligation or adjustment of price hereunder.

NOTE: Approximately 60 acres are rented at \$1,250/year.

The Buyer acknowledges that approximately 60 acres are rented by a farmer, and the Buyer agrees to permit the farmer access to the lands during the 2025 season to plant and fertilize crops, tend to them, and harvest them.

### Visit Website:

- Home, Septic and Well Inspection Report
- Zoning Provisions
- Property Video & Schedule B
- Floor Plans + Virtual Tour