

STEWART TEAMTM

REAL ESTATE

2504 Government Road, Desbarats

\$519,900.

Property Description

Mennonite-Built Homestead with Barndominium/Sports Court/Commercial/Industrial/Barn/Workshop Possibilities on 3.82 Acres. Have you been dreaming of slowing down, simplifying, and living a lifestyle rooted in family and self-sufficiency, producing your own food? If you say yes, this authentic Mennonite homestead may offer everything you are longing for - even a cool dumbwaiter! Built in 2022, the spacious 2888 sq. ft 5+ bedroom home was designed for multi-generational living, community gatherings, and purposeful work. With main and summer kitchen spaces, oversized rooms, steel roofing and siding, and full basement, this home is built for durability, adaptability, and long-term living. Electricity, drilled well, and septic system could be added at any time - or continue the beautifully simple, low-cost lifestyle the home was built for. A large cistern and grey-water system are already in place. The property includes a 72x40 barn and buggy/equipment drive shed, perfect for animals, equipment, storage, and self-sustaining farmers and gardeners. The crown jewel is a massive commercial-grade workshop, built on huge 50x60 concrete slab with 18 foot clear-span walls, steel hoist beams, and oversized doors. Whether you are a tradesperson, fabricator, woodworker, welder, mechanic, or entrepreneur, this building offers industrial capability without industrial overhead. Could be used/developed into an event/church space, farm store, kids play centre hay loft, boarding stable, educational centre, warehousing, contractor workshop, automotive shop, indoor basketball court, artisan or food manufacturing, high bay flex industrial, self-storage facility, Boat/RV Storage, or for multi-generational off-grid living. 3 phase power is available at the road for small industrial, manufacturers, or cabinet maker needs. Only 30 minutes from Sault Ste. Marie in the middle of Mennonite Country, just bring your family, your skills, your tools, your animals - and your dreams. This is a property you will want to see in person to fully imagine all it could be! Purchase price is \$58.55 per sq. ft of above ground built space, a fraction of today's cost to rebuild these structures. The house could be converted easily into your business/staff offices. Seller may also consider leasing the buildings with option to buy, bring us your ideas!

Property Overview and Key Details

Bed	Bath	Sq.Ft. Above Grade	Lot Size or Acreage
5+	Outhouse	2888 house	3.82 acres

Year Built: 2022

Heating: Woodstove

Water Supply: None

Waste: Greywater

Zoning: Rural

Property Tax: \$4,742.23 for 2025

MLS#: SM253400 Farm category

Stewart Team 360° Virtual Walkthrough Tour

 https://youriguide.com/2504_government_rd_desbarats_on

Google Maps Link

 <https://maps.app.goo.gl/fFW5oFdx3hzScHqd6>



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NATIONAL TOP 1%
2019-2023

Helping you is what we do.TM





List Price	\$519,900	MLS #	SM253400
Status	FOR SALE	Type	Hobby Farm
S.B. Comm	2.5%	Farm Type	Farm - Mixed
Address	2504 Government RD		
City	Desbarats	P0R 1E0	
Legal Desc	PT LT 9 CON 1 TARBUTT PT 1, 1R10108; TARBUTT AND TARBUTT ADDL and PT LOT 9		
District	East	Zoning	Rural
Sub District	Desbarats	Lot Size	398.77 x 386
Assessment \$	359,000.00	Acage	3.82
PIN	314670168; 314670192	Roll #	571400000202920
Annual Taxes \$	\$4,742.23 / 2025	Fronting On	North
List Date	12/3/2025	Possession	Immediate
Closing Date		Land Type	Deeded Land

Public Remarks **Mennonite-Built Homestead with Barndominium/Sports Court/Commercial/Industrial/Barn/Workshop Possibilities on 3.82 Acres. Have you been dreaming of slowing down, simplifying, and living a lifestyle rooted in family and self-sufficiency, producing your own food? If you say yes, this authentic Mennonite homestead may offer everything you are longing for - even a cool dumbwaiter! Built in 2022, the spacious 2888 sq. ft 5+bedroom home was designed for multi-generational living, community gatherings, and purposeful work. With main and summer kitchen spaces, oversized rooms, steel roofing and siding, and full basement, this home is built for durability, adaptability, and long-term living. Electricity, drilled well, and septic system could be added at any time - or continue the beautifully**

Waterfront	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
SPIS Y/N	No		
Survey Y/N	Yes	/	7/19/2000
Occupancy	Vacant		
Approx SqFt Range	2501-3000		
# Bdrms AG	6	/ # Bdrms BG	0 TTL 6
# Full Baths	0	/ # Half Baths	1 TTL 1
Age	2022	Age (Building)	1-5
Heat Cost \$ / per	0		
Hydro Costs \$ / Per	0		
Rental Equip Cost	None		
STYLE	2-Storey		
SERVICES AVAILABLE	High Speed Internet, Hydro, Telephone		
WATER/WELL	None		
SEWER/SEPTIC	Greywater System		
Septic Details	Grey water system, permit available from Karhi Contracting.		
SITE INFLUENCES	Corner Lot, Scenic View		
BASEMENT	Full Basement		
BASEMENT FINISH	Unfinished		
FOUNDATION	Poured Concrete		
EXTERIOR FINISH	Metal, Siding		
FEATURES EXTERIOR	Deck, Storage Shed		
HEATING TYPE	Woodstove		
HEATING SOURCE	Wood		
Garage Y/N	Yes		
GARAGE TYPE/SIZE	3+ Car		
DRIVEWAY SIZE	Triple		
DRIVEWAY DETAILS	Gravel, Truck Yard		

Chattel Included **Woodstove. Negotiable.**
 Fixtures Excluded **Summer kitchen counters & cabinets.**
 Realtor Remarks **Grey water and outhouse for sewage. No septic. Final inspection of house and saw mill building is still needed. Sold as-is.**

Level	Room	Size	Flooring	Level	Room	Size	Flooring
MFLR	LIVRM	26.3 x 27.2	Linoleum	2LVL	OTH	16.4 x 19.10	(Attic)
MFLR	KITCH	11.6 x 19	Linoleum	BLVL	OTH	27 x 35.10	Unfinished with a Cistern
MFLR	BDRM1	12.4 x 12.6	Linoleum	BLVL	STRG	3 x 7.10	
MFLR	BDRM2	10.7 x 14.6	Linoleum				
2LVL	PBDRM	12.8 x 16.4	Wood				
2LVL	BDRM4	9.10 x 12.7	Wood				
2LVL	BDRM5	9 x 13.1	Wood				
2LVL	BDRM6	9.5 x 10.6	Wood				

Seller Name 1 **Moses Martin Doerksen** Seller Name 3
 Seller Name 2 **Katie Hoover Doerksen** Seller Name 4

List Office **Royal LePage® Northern Advantage - Office: 705-246-3975** List Agent **Jonathan Stewart - Direct: 705-971-5520 Broker**
www.royallepagenorth.com **jonathan@stewartteam.ca**
www.stewartteam.ca

Selling Office Selling Agent

Conditions		
Sold Price	Firm Date	Escape Clause

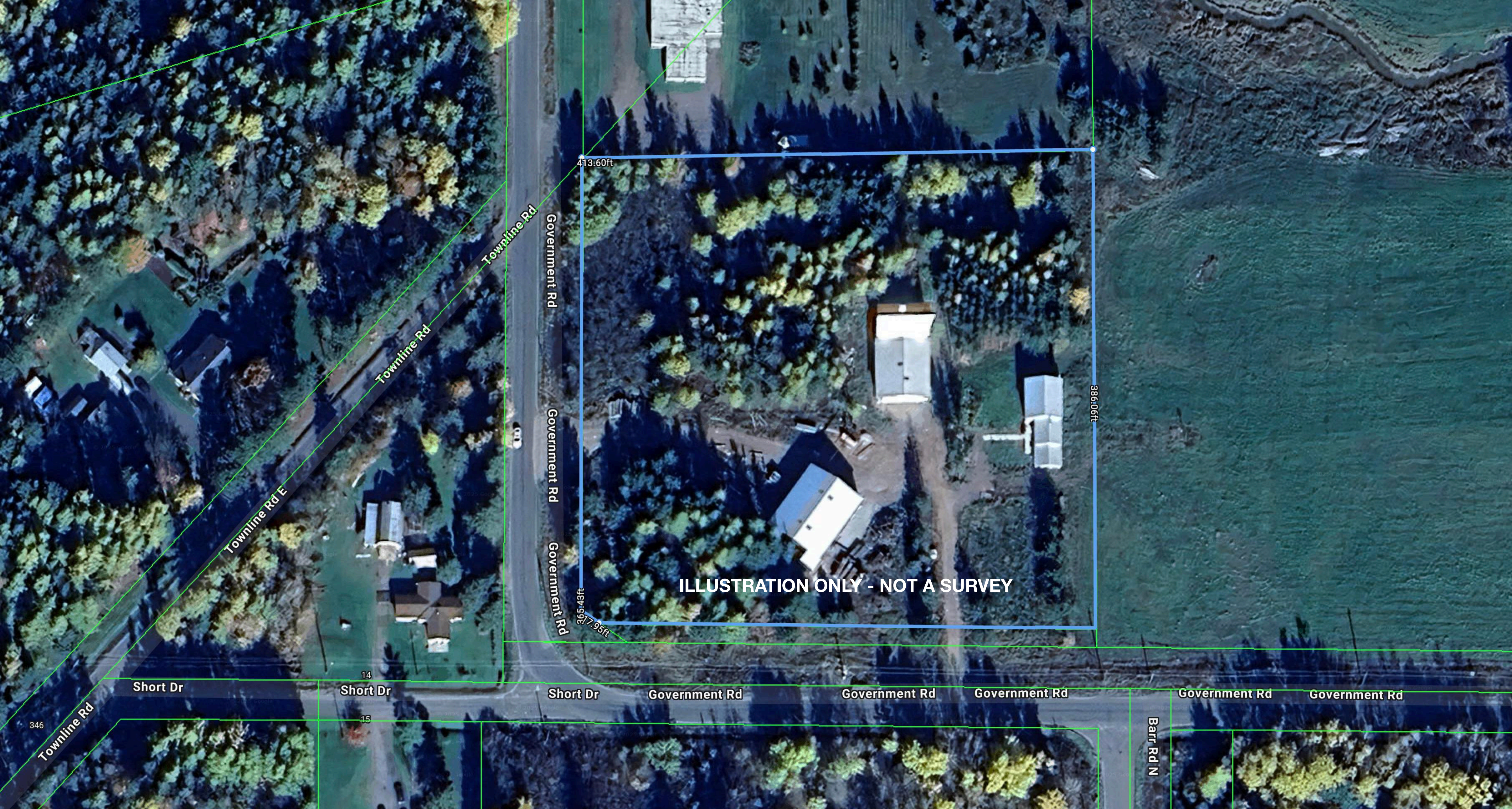


ILLUSTRATION ONLY - NOT A SURVEY

413.60ft

386.06ft

265.43ft
277.95ft

Townline Rd

Government Rd

Government Rd

Government Rd

Townline Rd E

Townline Rd

Short Dr

Short Dr

Short Dr

Government Rd

Government Rd

Government Rd

Government Rd

Government Rd

Barr Rd N

346

14

15



Townline Rd
Townline Rd
Townline Rd
Rd E

Government Rd
Government Rd
Government Rd

27.35ft

401.90ft

379.30ft

1510.6ft

ILLUSTRATION ONLY - NOT A SURVEY

14
Short Dr

Short Dr

Government Rd

Government Rd

Government Rd

Government Rd

Government Rd

Government Rd

Barr Rd N

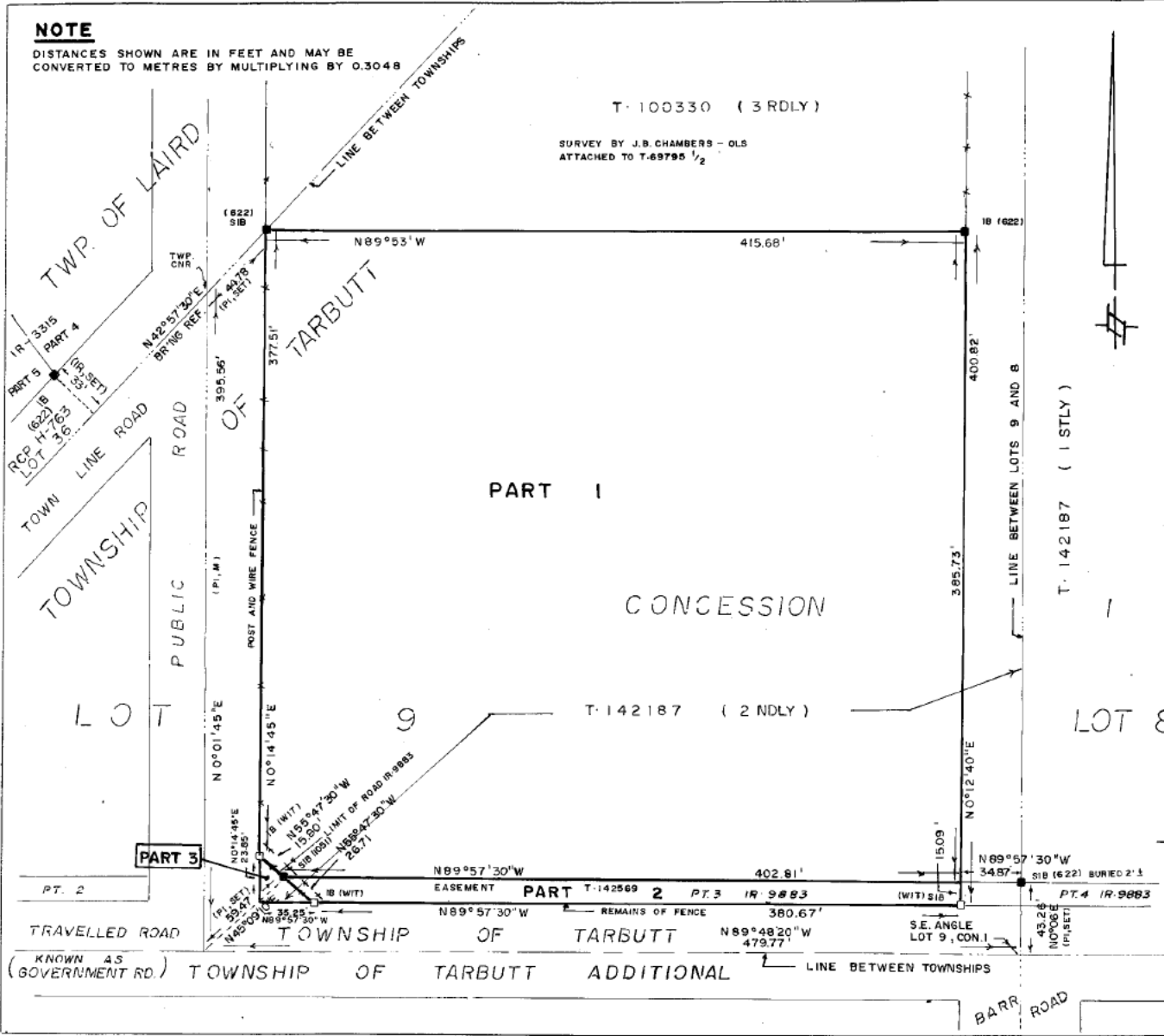
15

NOTE

DISTANCES SHOWN ARE IN FEET AND MAY BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

T-100330 (3RDLY)

SURVEY BY J.B. CHAMBERS - OLS
ATTACHED TO T-69795 1/2



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.					PLAN IR-10108	
DATE <u>July 19, 2000</u>					RECEIVED AND DEPOSITED	
DATE <u>July 19, 2000</u>					DATE <u>2000/07/19</u>	
WILLIAM E. BOLAN					DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF ALGOMA (R.F.)	
WILLIAM E. BOLAN					DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF ALGOMA (R.F.)	
PART	LOT	CON.	TWP.	INST.		
1	9	1	TARBUTT	T-142187	SUBJECT EASEMENT T-142569	
2	PART			(2ndly)		
3					PART OF PUBLIC ROAD	

PLAN AND FIELD NOTES OF SURVEY OF PART OF LOT 9, CONCESSION 1 TOWNSHIP OF TARBUTT NOW IN THE MUNICIPALITY OF TARBUTT & TARBUTT ADD'NL DISTRICT OF ALGOMA

SCALE : 1" = 60'

Wm. E. BOLAN - OLS

SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 26th DAY OF JUNE 2000

JULY 4th 2000
SAULT STE. MARIE, ONTARIO

William E. Bolan
WILLIAM E. BOLAN
ONTARIO LAND SURVEYOR
Wm. E. BOLAN LTD.

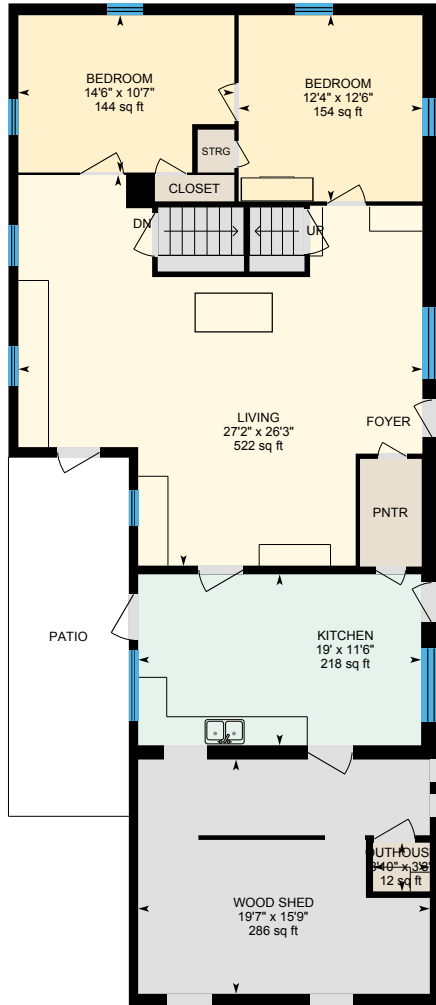
- DENOTES FOUND MONUMENT
- PLANTED MONUMENT
- IB IRON BAR
- SIB STANDARD IRON BAR
- M MEASURED
- P1 PLAN IR-9883
- NOT TO SCALE
- S5IB SHORT STANDARD IRON BAR
- FENCE

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE N42°57'30"E SHOWN FOR THE LINE BETWEEN LAIRD AND TARBUTT TWPS. ON PLAN IR-9883

2504 Government Rd, Desbarats, ON

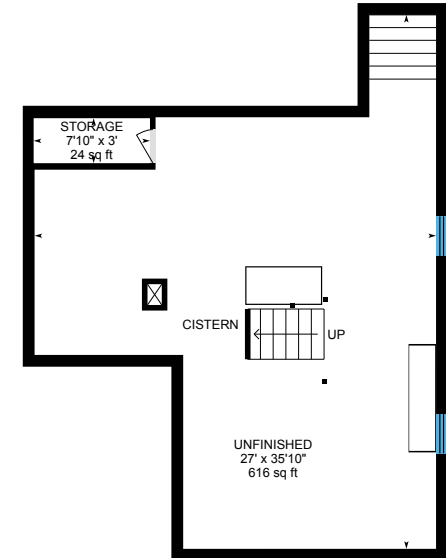
Main Building: Total Exterior Area Above Grade 2888.06 sq ft



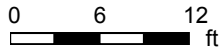
Main Floor
Exterior Area 1643.81 sq ft



2nd Floor
Exterior Area 1244.25 sq ft



Basement (Below Grade)
Exterior Area 101.41 sq ft



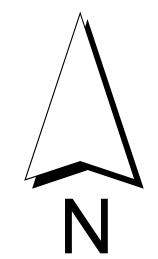
PREPARED: 2025/12/02

TOWNSHIP OF TARBUTT & TARBUTT ADDITIONAL Official Plan

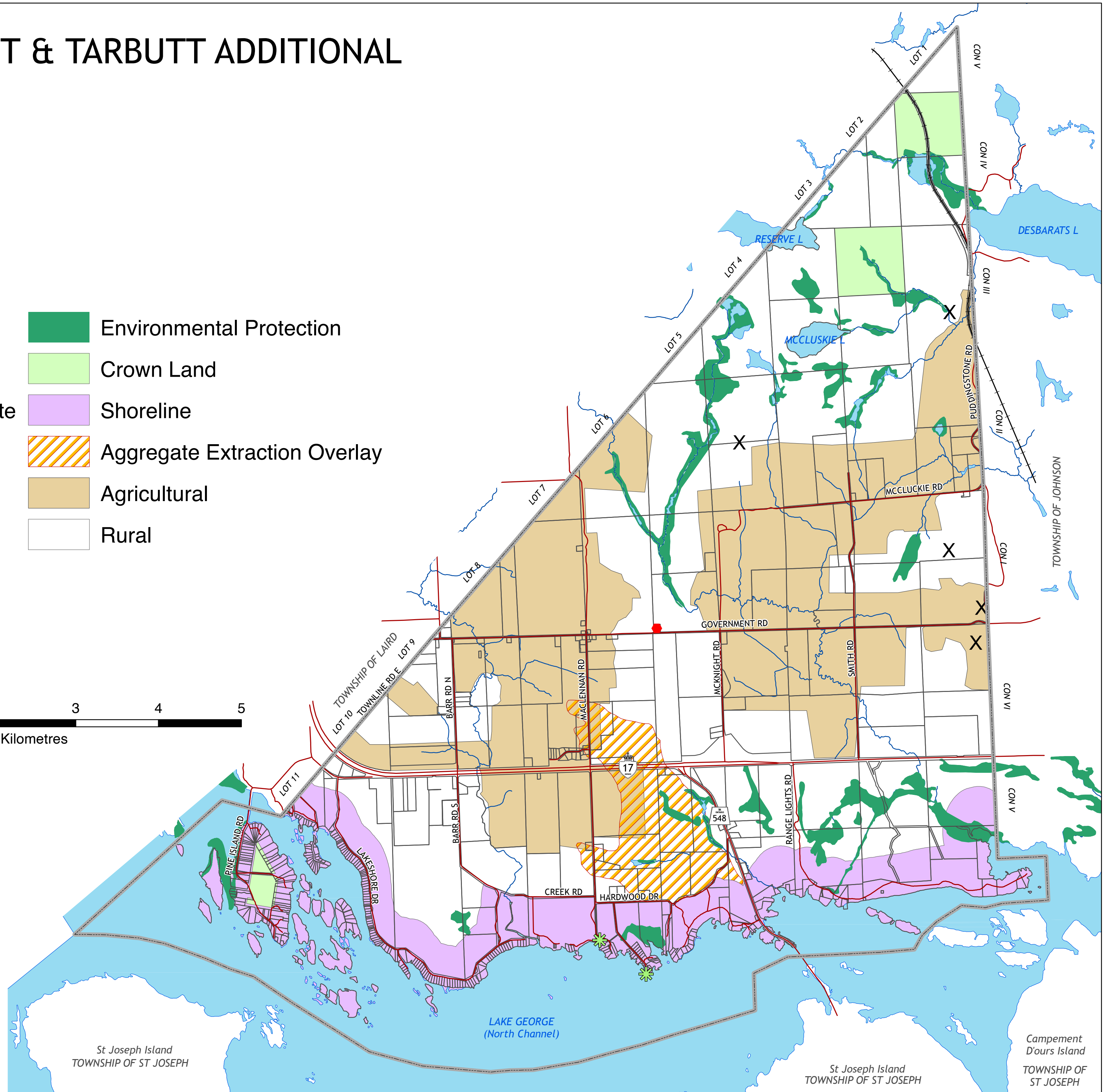
SCHEDULE 'A' Land Use

Legend

- X Abandoned Mine Sites
- ✱ Park
- Closed Waste Disposal Site
- +— Railway
- Roads
- Watercourse
- ▭ Township Boundary
- Environmental Protection
- Crown Land
- Shoreline
- ▨ Aggregate Extraction Overlay
- Agricultural
- Rural



Datum: GCS North American 1983
Projection: UTM ZONE 16
Adopted Date: April 28, 2015



St Joseph Island
TOWNSHIP OF ST JOSEPH

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TOWNSHIP OF ST JOSEPH

Campement
D'ours Island
TOWNSHIP OF
ST JOSEPH