

Property Overview:

Wow, this one demands all the farmers attention! Finding this many clear acres is rare these days. The farm has 173.37 acres in total; of that there is approximately 145 (+/-) good clear farmable acres. This former dairy farm has a few farm buildings and a warehouse that could be repurposed. The land consists of 3 parcels, each one great for cropping and one of the parcels would have strong development potential-lots-of-road-frontage and located just off the TransCanada Highway in New Haven. There is potential for clearing more land for cropping too. This farm is located 10 minutes from Charlottetown (Provincial Capital) where you will find all the amenities you may need!

(Fiona took down the older hip-roof dairy barn, the remains will be hauled away)

All measurements are approximate.

PID#	TOTAL ACRES	CLEAR ACRES	BUILDINGS
227330-Lower End of Colville Road	53.95	53.95	NONE
227033-Across Road from Warehouse	92.21	64.7 + 3.4 ACRE BUILD SITE	MACHINERY SHED AND STORAGE BUILDING
470161	0.85	0.85 BUILD SITE	WAREHOUSE
Part of 827956- Behind Warehouse	26.36	26.36	NONE
TOTAL	173.37 ACRES	145.01 CLEAR	

*All Measurements are approximate, and can be verified by the vendor prior to close if deemed important.

*Seller to subdivide a small portion off of PID 827956 (approx. 1.32 acres), prior to closing at his expense.

Building Dimensions:

1. Warehouse 125x38 + 50x75
2. Machinery Shed 103x51
3. Storage Building 55x100+ 12x50 +50x32

*All buildings are being sold "As is, where is"

*Fiona took down an older hip-roof dairy barn, the remains will be hauled away.

PROPERTY INFORMATION



*Approximately 1.32 acres will be subdivided off of PID, prior to closing.

CREATED ON 2023-04-21 2:47 PM

PARCEL NUMBER

827956

ACREAGE

27.66

SCALE

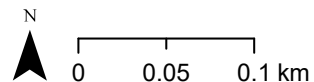
1:3,289

OWNER

LLOYD A & LINDA A NEWMAN

ADDRESS

NEW HAVEN



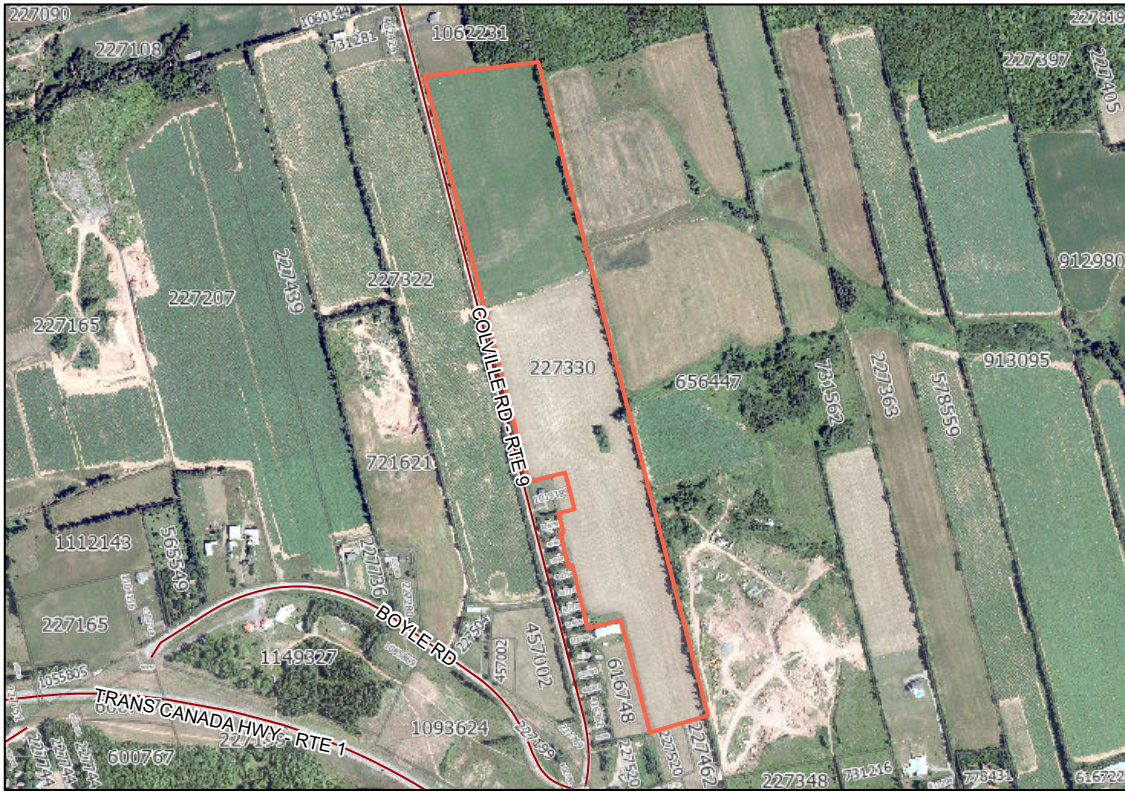
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**GOVERNMENT OF PRINCE EDWARD ISLAND
DEPARTMENT OF FINANCE
TAXATION AND PROPERTY RECORDS DIVISION**

95 Rochford Street
1st Floor Shaw Building - South
Charlottetown, PE C1A 7N8

Office: (902) 368-4070
Fax: (902) 368-6164
taxandland@gov.pe.ca

PROPERTY INFORMATION



CREATED ON 2023-04-06 11:37 AM

PARCEL NUMBER

227330

ACREAGE

53.95

SCALE

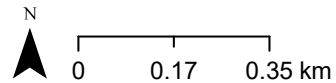
1:10,597

OWNER

LLOYD A & LINDA A NEWMAN

ADDRESS

NEW HAVEN



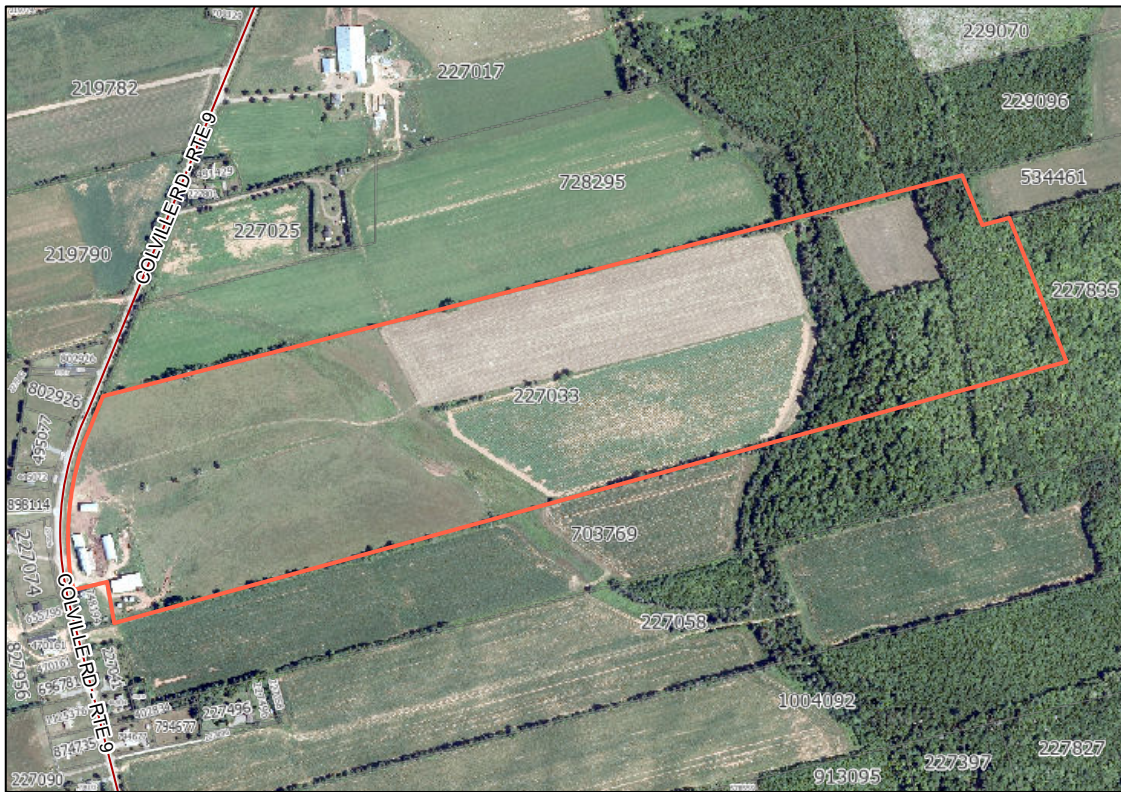
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CREATED ON 2023-04-06 11:40 AM

PARCEL NUMBER

227033

OWNER

LLOYD A NEWMAN

ADDRESS

1963 COLVILLE RD - RTE 9, NEW HAVEN

ACREAGE

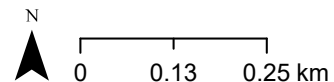
92.21 Total

64.7 Clear +/-

3.4 Building site +/-

SCALE

1:7,760



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PROPERTY INFORMATION



CREATED ON 2023-04-06 11:52 AM

PARCEL NUMBER

470161

ACREAGE

0.85

SCALE

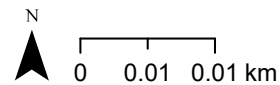
1:430

OWNER

LLOYD NEWMAN

ADDRESS

1974 COLVILLE RD - RTE 9, NEW HAVEN



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