

Hants County

Cemetery Road

\$589,900



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Description

Opportunity Knocks, Unveil the hidden beauty of the Annapolis Valley, this 33 + acre south eastern sloped property enjoys stunning views and vistas. Easy access via two driveways, one from Cemetery Road and one from Old Halifax Road. Conveniently Located in the Community of St. Croix, accessed via Highway 101 Exit 4, only 35 minutes to Kentville or Halifax. The property was an old farm with partially cleared pasture. Extensive transformational development of the land happened since 2022, After clearing, root racking, levelling, rock picking ,amendments and cover cropping, it is currently a stunning 22 acres of corn field. This site is fertile coarse soil, soil testing and depth assessments completed, all confirming suitability

for orchards, vineyards or an estate winery. Surrounded by trees it offers protection from wind and snow. For residential interests the R-4 zoning can support all possibilities. Property is currently identified under four PIDS #45062288, 45062296, 45008976, 45008943. April 2024 Land Survey available, Sub-division Plan is proposed, soil testing and site assessment details available on request. The current owner has completed extensive development research, details available to be shared with a potential Buyer.

Specifications

MLS [®] Number	202409462
Class	Vacant Land
Type	Acreage
Water Source	None
Sewage Disposal	None,To Be Verified

Location



Photos

