List Price: $1,300,000

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



CREATED ON 2023-04-21 2:47 PM

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

PARCEL NUMBER	ACREAGE	SCALE
827956	27.66	1:3,289

OWNER
LLOYD A & LINDA A NEWMAN

ADDRESS
NEW HAVEN

N

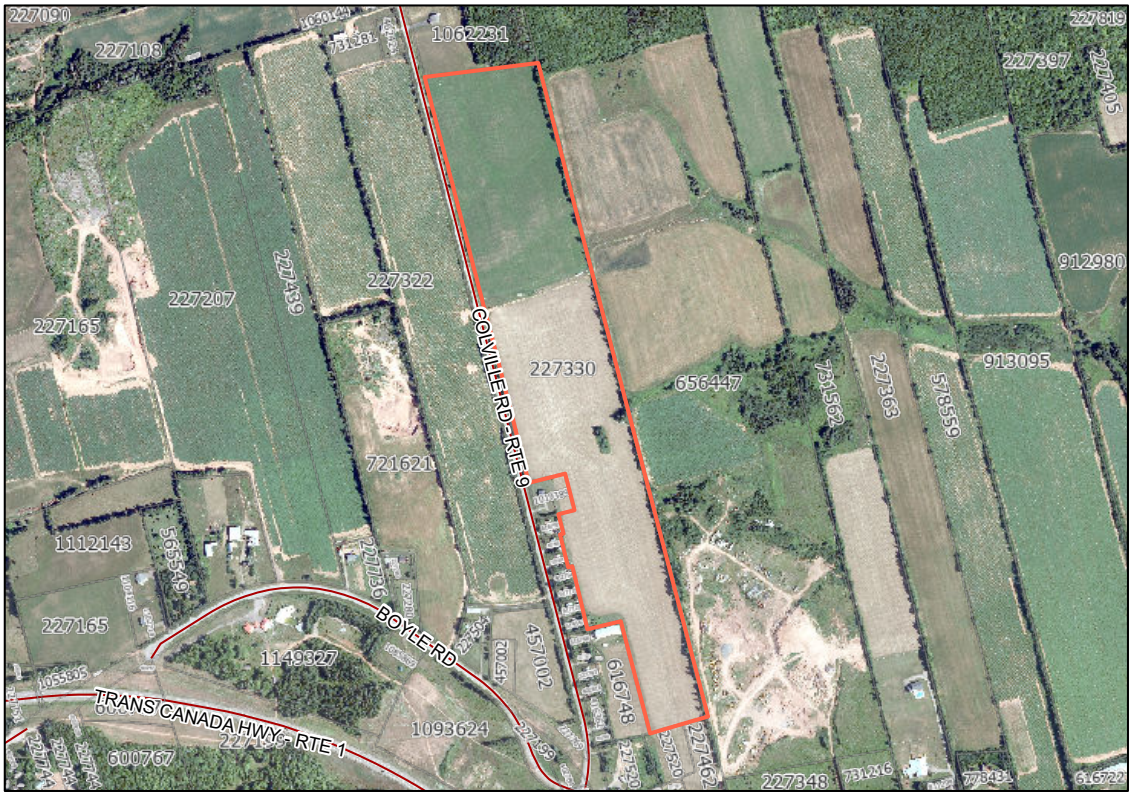
0 0.05 0.1 km

DISCLAIMER: Care has been taken to provide high quality information from the data available to the Department. However, the user is cautioned that data may have been obtained from third party sources and it may be incomplete or inaccurate. Conditions may also have changed since the collection of the data.

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

N

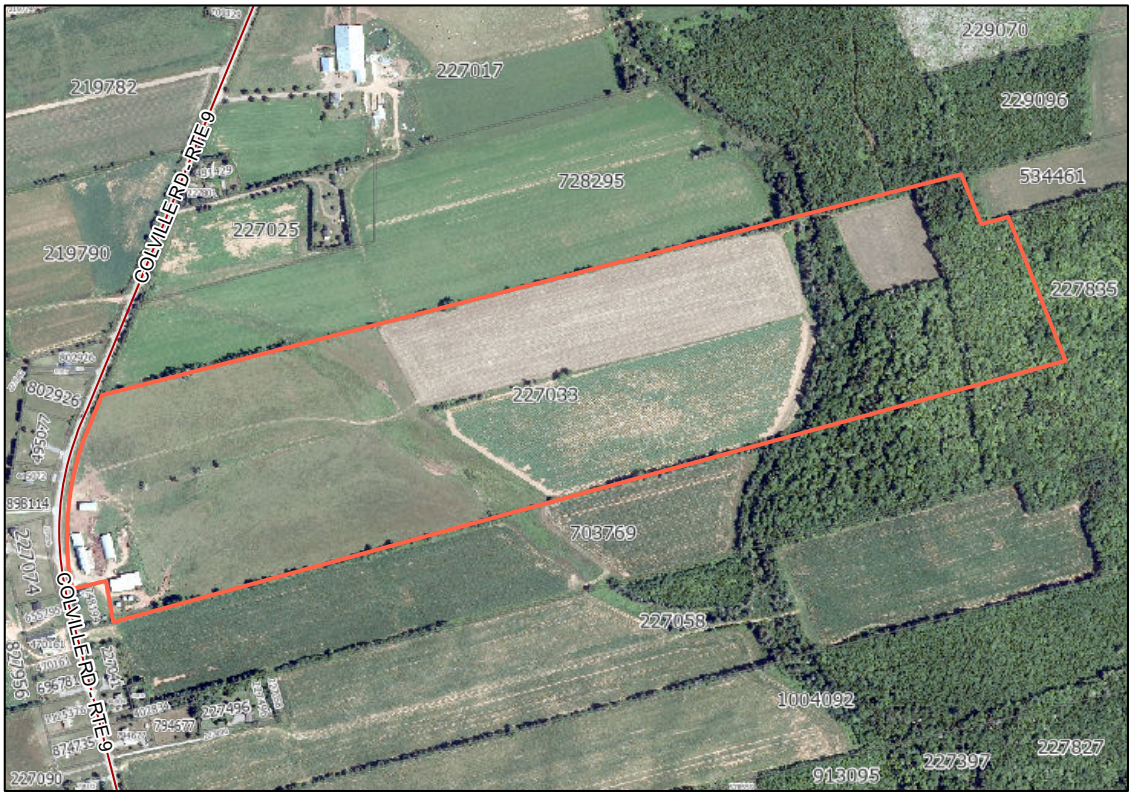
0 0.17 0.35 km

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PROPERTY INFORMATION



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

N
0 0.13 0.25 km

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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

N

0 0.01 0.01 km

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