

# \$189,000 - Lot 4 Doiron

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## Listing ID: M159195

**\$189,000**

Vacant Land

Lot 4 Doiron, Cap Pele, New Brunswick,  
E4N1J4

This 65-acre property, with approximately 45 acres of cleared land, is a gem for agricultural purposes. The region recognizes it for having some of the finest agricultural land available. The soil quality is exceptional, characterized by a sandy loam texture that holds water well, making it ideal for various crops. Despite not being actively farmed for a decade, except for silage production, the land remains fertile and ready for cultivation. Its good drainage ensures that excess water doesn't accumulate, promoting healthy plant growth. Situated in an ideal location for small-scale farming, this property offers not just land but also potential for expansion. An additional 20 acres of prime farmland is conveniently located 5-6 km away, (M159191) a warehouse and a house available nearby, (M159190) adding to its appeal and functionality for agricultural activities. Overall, this property presents an excellent opportunity for those looking to establish or expand their farming operations. Also M159191, M159192, AND M159193 are also for sale. (id:24320)

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Last Modified: 16/05/2024 11:20:19 AM  
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