

750 Governors Road East  
Paris, Ontario

For Sale  
Farm with Aggregate Potential

## SUMMARY



<b>SIZE:</b>	+/- 91.4 Acres (rolling in its natural condition)
<b>FRONTAGE:</b>	2 Road frontages (Highway 2 & Highway 5)
<b>ZONING:</b>	Agricultural
<b>STRUCTURES:</b>	1,215 square foot frame house with 2 barns
<b>OTHER:</b>	Possible aggregate deposit (granular to asphalt), originally the "Augustus Jones Tract"
<b>REVENUE:</b>	Land currently rented to local farmer - \$7,500 annually Billboard currently rented - \$1,800 annually

The property sits on a high exposure and traffic location in a community set for growth (2 klms from Hwy 403). Abutting the Settlement Boundary. This quaint and beautiful community was recently voted "The prettiest little town in Canada and named "7th best community in Canada". Great proximity to Triple A retailers (Chrysler, Time Hortons, Fast Food Chains, New Fire Station, Grocery). Not located in the Niagara Escarpment with no wet lands.

This property presents a rare opportunity to acquire one of Paris's best-located properties with tremendous upside potential.

**LACEBY.**  
REAL ESTATE

King City  
2169 King Rd.  
905 • 833 • 0033

Aurora  
15228 Yonge St.  
905 • 841 • 9090

Cookstown  
11 Queen St.  
705 • 458 • 8600

Laceby Real Estate Limited, Brokerage

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy & completeness, any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**ZONING BY-LAW NO. 61-16**  
**SCHEDULE 'A'**  
**Map No. 42**

Legend:  
 [Black outline] Zoning  
 [Green area] Natural Heritage  
 [Yellow outline] Parcel Fabric

Scale: 0 0.3 0.6 0.9 1.2 Kilometers

Inset map showing the location of Brantford relative to other municipalities: Paris, St. George, Oakville, Mount Pleasant, Scotland, and Burlington.

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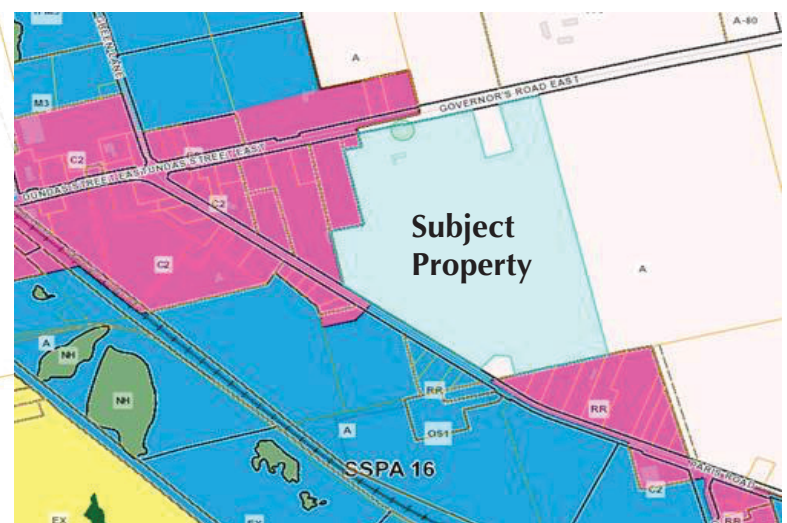
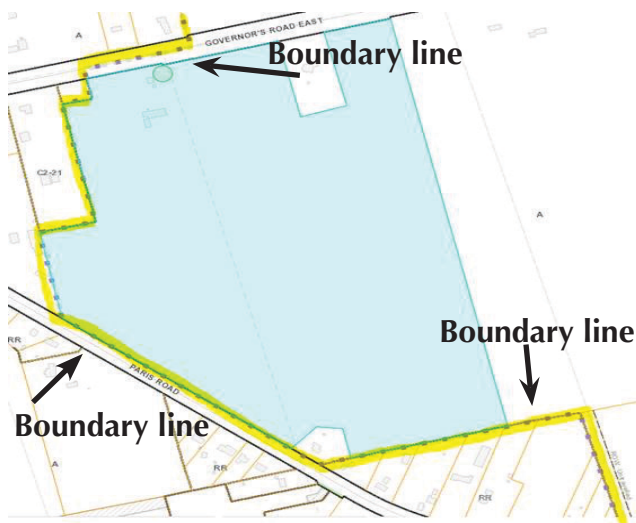
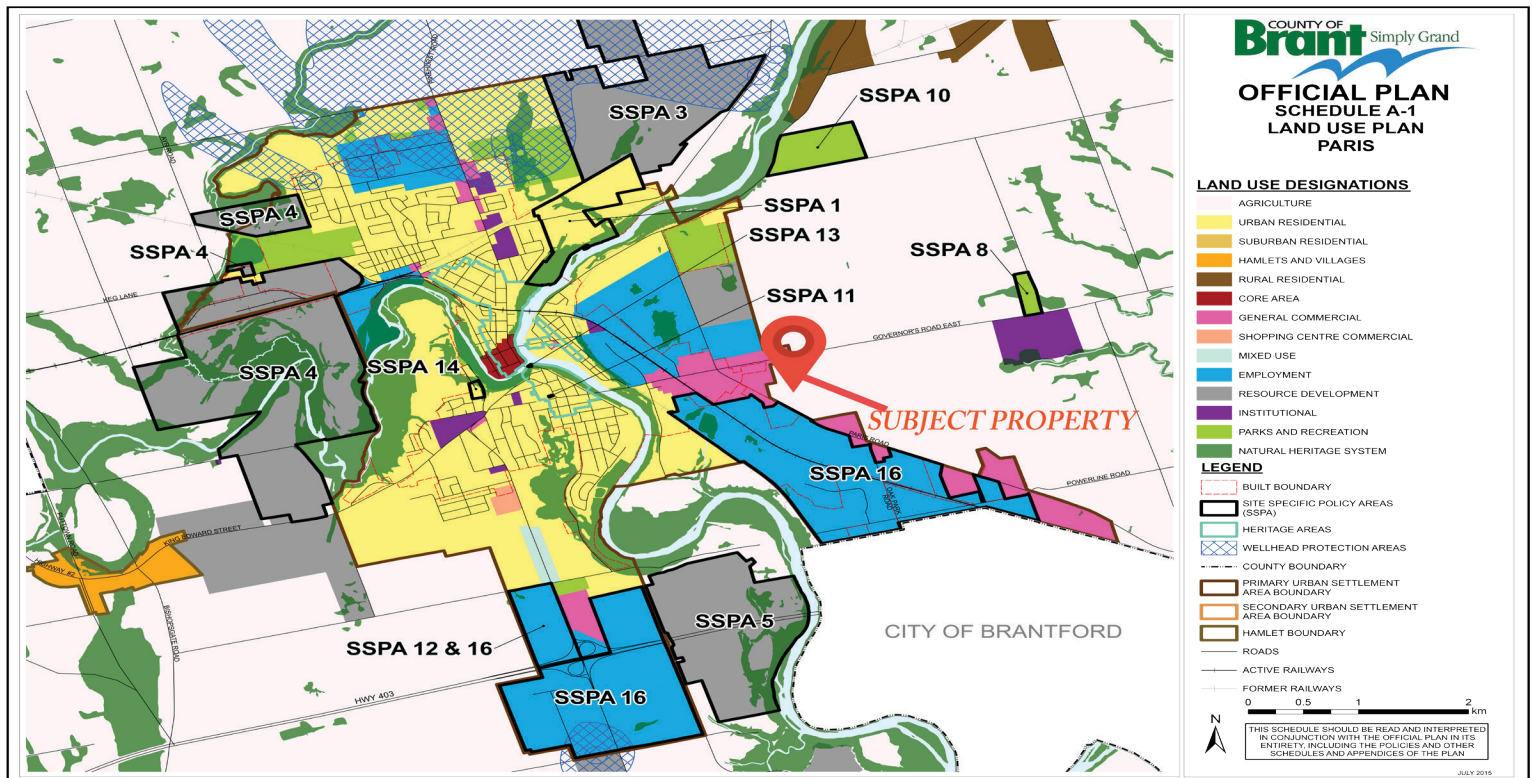
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OFFICIAL PLAN SHOWING CURRENT BOUNDARY AND PROPERTY LOCATION



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