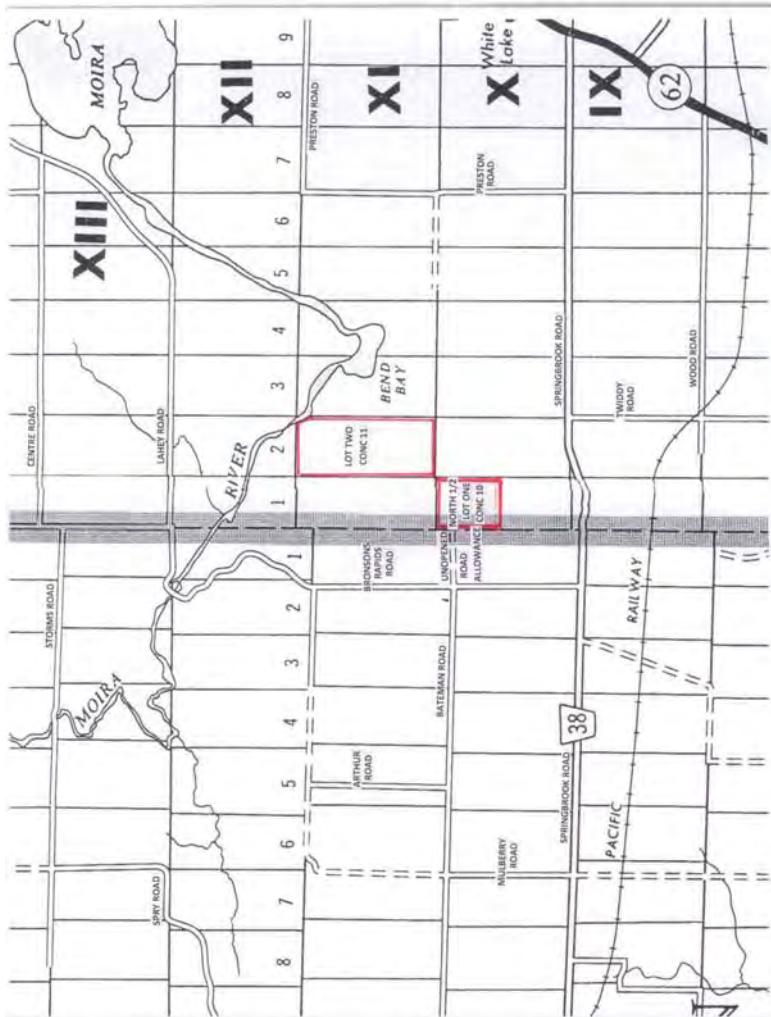


Centre Hastings—300 Acres



Bateman Road East

\$145,900

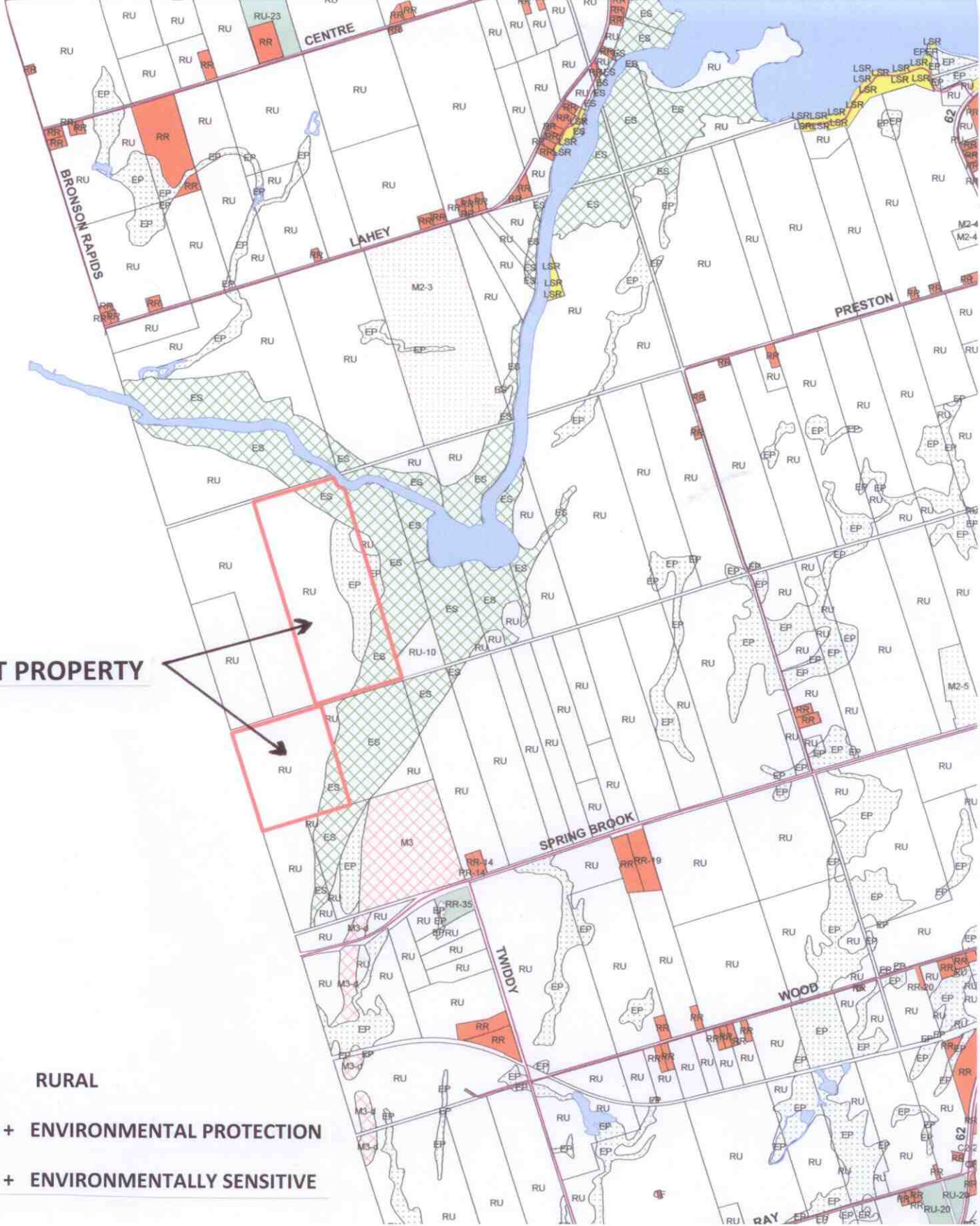
MLS#: 11602543

BG#: 300b

MLS area: Quinte

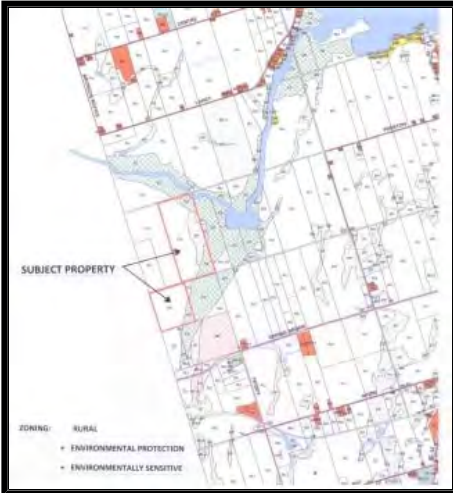
Features

- * Two Parcels
- * One Consists of 204 Acres
- * One Consists of 100 Acres
- * Corners on Moira River
- * Zoned Rural
- * Under Voluntary Conservation Land Tax Incentive Program
- * Access Off Unopened road Allowance
- * Lots of Wild Life To View



SUBJECT PROPERTY

- ZONING:**
- RURAL**
 - + ENVIRONMENTAL PROTECTION**
 - + ENVIRONMENTALLY SENSITIVE**



Price:	\$145,900	MLS® #:	11602543
Status:	Active	Sale Type:	
Property For:	Sale	Waterfront:	No

Address:	BATEMAN RD E
City:	CENTRE HASTINGS, HASTINGS, K0K 2K0

District:	65 - Deseronto/Quinte	Lot Size:	300
Zoning:	RURAL	Acreage:	300
Taxes:	0	Side of Road:	
Tax Year:	2010		

Possession:	IMMEDIATE
-------------	------------------

Public Remarks This listing includes two parcels of land only accessible by unopened road allowance. Total size is approximaetty 300 acres. (Lot 1 204. acres and lot 2 100 acres) Permitted uses include: hunting fishing & camping. Taxes are currently not applicable due to seller's voluntary participation in the Conservation Land Tax Incentive Program Administered by the Ministry of Natural Resources.

Directions Hwy 62, 7Kms (south of Madoc) to Springbrook Rd. West 5.8Kms to Bronson Roads, North 1.3 Kms to Bateman Rd. East To Property

Waterfront Name:	Shoreline:	Features:
Water Frontage:		

Listing Type: Farm	Water Supply: None	Services Avail:	Doc's Available: Aerial Photos
Access: None	Sewer Type: None		Site Features:
Property Size: Over 100 Acres			

Listing Office: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE : NON-MEMBER - K071**
- K148

Compliments of: **BOB BANKOSKY, Broker of Record: 613-634-7653**
 E-mail: bob@pattigray.com
 Company Name: **REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148: 613-634-7653**
 Website: <http://pattigray.com>



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (17-APR-2011 13:55 EDT)

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage and the Seller. No liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com