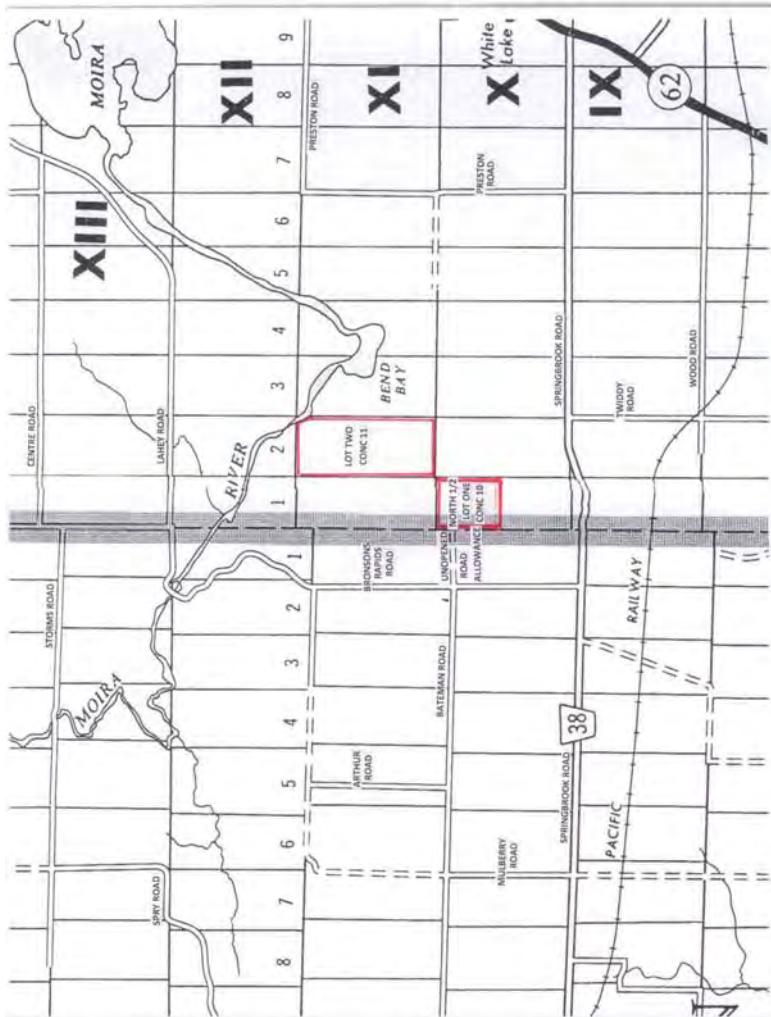


# Centre Hastings—300 Acres



**Bateman Road East**

**\$145,900**

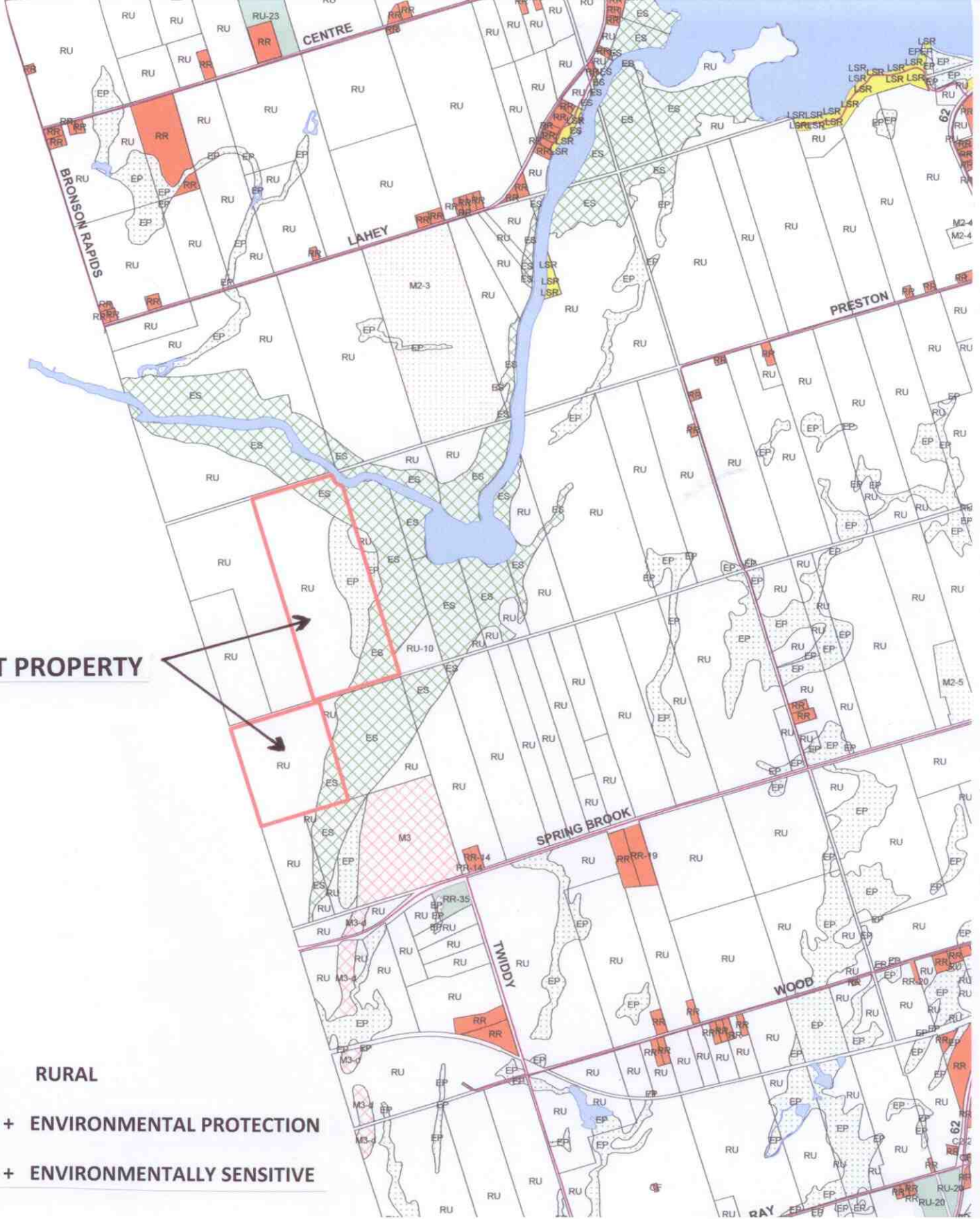
MLS#: 11602543

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

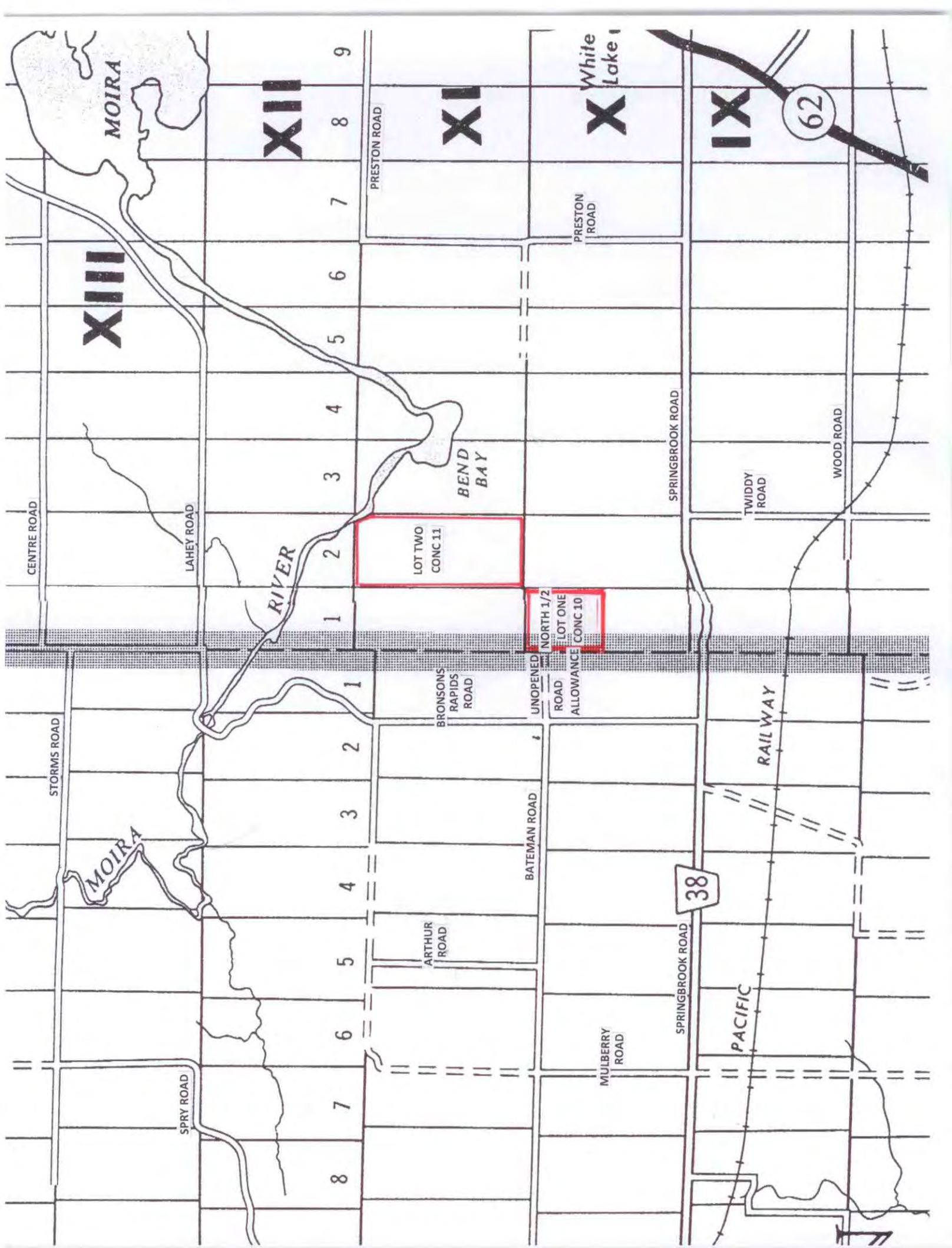


**SUBJECT PROPERTY**

**ZONING: RURAL**

**+ ENVIRONMENTAL PROTECTION**

**+ ENVIRONMENTALLY SENSITIVE**



**XIII**

**XII**

**XI**

**X**

**IX**

**XIV**

CENTRE ROAD

LAHEY ROAD

PRESTON ROAD

PRESTON ROAD

SPRINGBROOK ROAD

TWIDDY ROAD

WOOD ROAD

STORMS ROAD

BRONSONS RAPIDS ROAD

UNOPENED ROAD ALLOWANCE

BATEMAN ROAD

ARTHUR ROAD

MULBERRY ROAD

SPRINGBROOK ROAD

PACIFIC

RAILWAY

MOIRA

SPRY ROAD

9  
8  
7  
6  
5  
4  
3  
2  
1

1  
2  
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7  
8

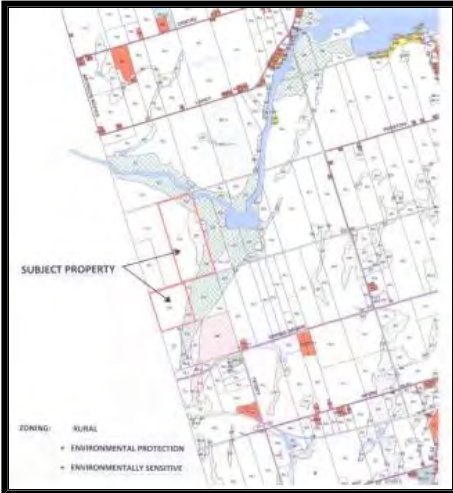
LOT TWO CONC 11

NORTH 1/2 LOT ONE CONC 10

38

62

White Lake



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

Address:	<b>BATEMAN RD E</b>
City:	<b>CENTRE HASTINGS, HASTINGS, K0K 2K0</b>

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

Possession:	<b>IMMEDIATE</b>
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**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: <b>Farm</b>	Water Supply: <b>None</b>	Services Avail:	Doc's Available: <b>Aerial Photos</b>
Access: <b>None</b>	Sewer Type: <b>None</b>		Site Features:
Property Size: <b>Over 100 Acres</b>			

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](mailto: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)

THE CORPORATION OF THE  
MUNICIPALITY OF  
CENTRE HASTINGS



PHONE: 613-473-4030  
FAX: 613-473-5444

11379 HWY. #62, R.R. #5  
MADOC, ON K0K 2K0  
[www.centrehastings.com](http://www.centrehastings.com)

October 22, 2009

COMPLIANCE LETTER #72-09

RE: Stairs/Mioussé p/f Pereira  
Lot 1, Con. 10

Wallace J. Brown  
11 George St W, Box 689  
Havelock, Ontario  
K0L 1Z0

Roll No: 1230 224 025 08700 0000

Dear Sir:

In response to your letter dated October 21, 2009 Building Department records have been reviewed and the following noted:

The property is zoned Rural (RU) zone with portions of Environmentally Sensitive (ES) under By-law No. 2002-10 as amended.

No outstanding Building Permits are file as of this date.

No outstanding Work Orders or deficiencies are on file as of this date.

We hereby acknowledge receipt of our fee for letters of compliance at \$40.00.

Reply prepared by:

Christine Jones, AMCT  
Tax Advisor/Billing Clerk



Integration Branch  
Stewardship & Conservation Incentives Section  
300 Water Street, 2 North  
Peterborough, ON K9J 8M5

March 24, 2011

Dear Landowner:

This letter is to inform you of the information regarding the Conservation Land Tax Incentive Program.

There is no set list of permitted or not permitted activities under CLTIP. In general, any activities that you undertake while under the program should not degrade, destroy or result in the loss of the natural values of the site. Activities vary depending on the type of Conservation Land.

For landowners with Provincially Significant Wetlands or ANSI's (Areas of Natural and Scientific Interest) in particular, you **cannot** conduct activities such as development (i.e. putting up a shed/housing facility, building on the land), filling, dredging, draining, changing the vegetative structure, cutting grass with lawnmowers or completely harvesting trees/plants for selling purposes on the wetland portion. If you were a farmer, activities such as running cattle in the wetland/ANSI or converting to agriculture land would not be permitted.

That being said, low impact activities are permitted in these areas (i.e. hunting, fishing, hiking, camping, wildlife viewing, walking along trails and harvesting trees for personal uses like firewood – but removing too many is not allowed). Clearing under brush moderately is also permitted. For example, you may remove a small amount of under brush, but not all because that would cause soil erosion and disturb the ecosystem.

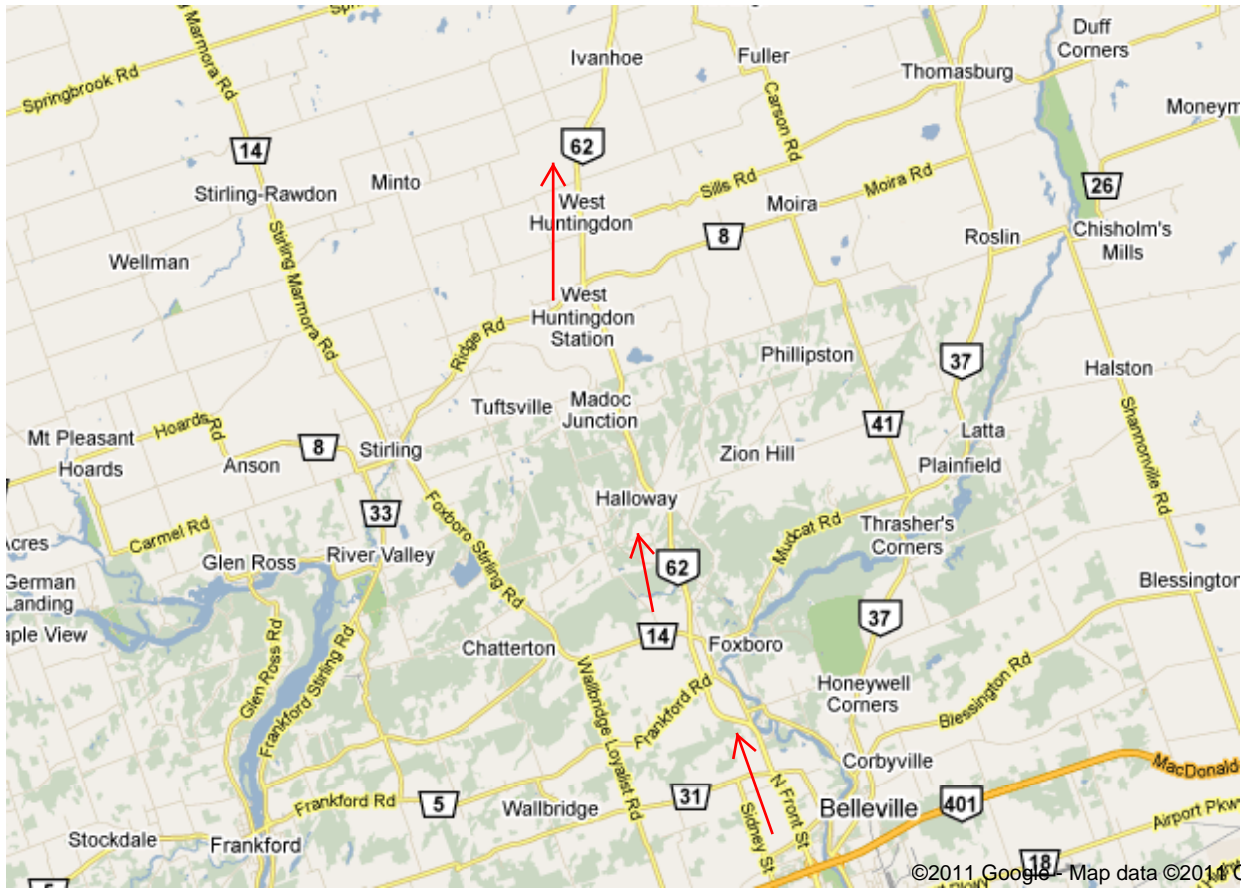
We generally suggest if the landowners are uncertain about a specific activity, please contact their local Ministry of Natural Resources District office.

Sincerely,

Krista Tucker  
Program Assistant  
Conservation Land Tax Incentive Program  
Ministry of Natural Resources  
300 Water St.  
Peterborough, ON K9J 8M5

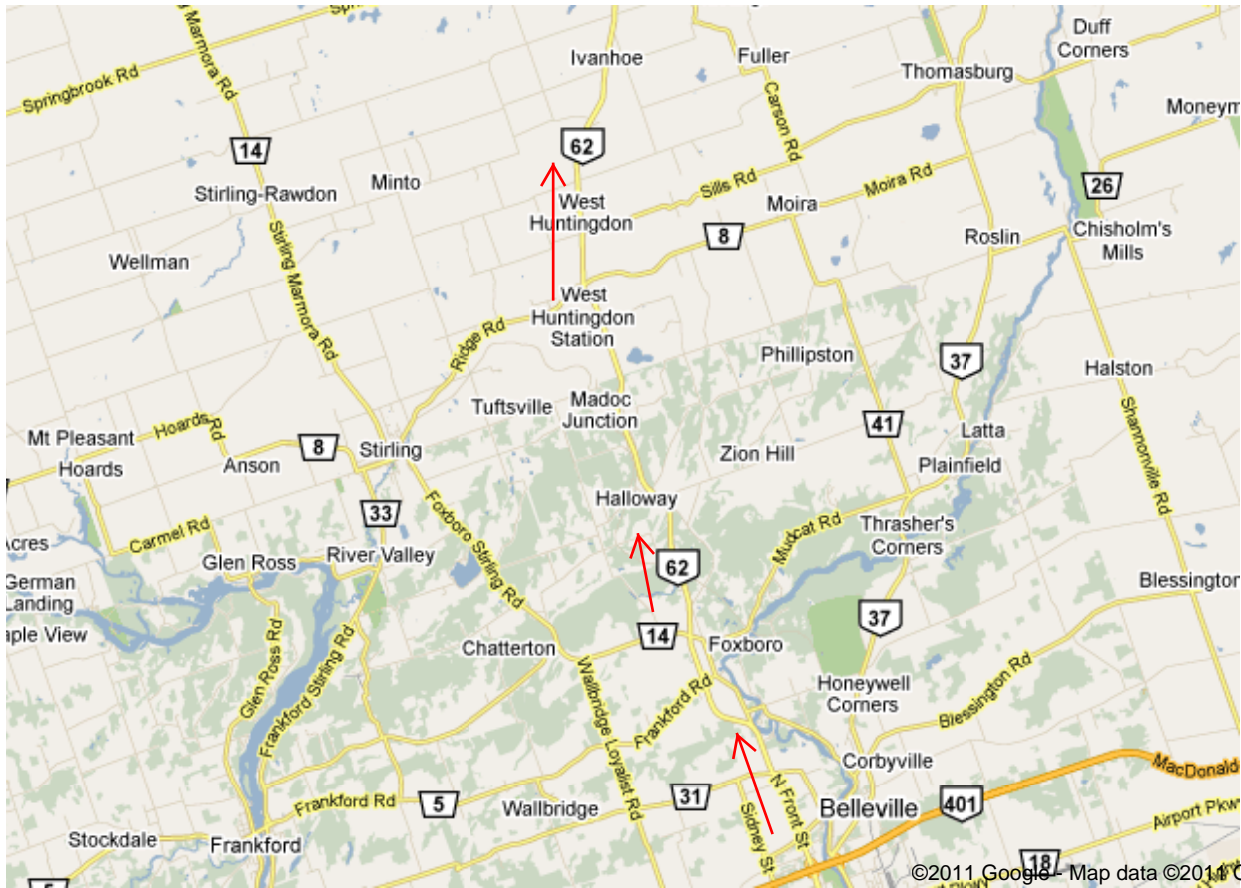


To see all the details that are visible on the screen, use the Print link next to the map.





To see all the details that are visible on the screen, use the Print link next to the map.



# 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](http://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](mailto:patti@pattigray.com)