



FOR SALE BY TENDER

5692 LINE 34 MITCHELL

PREPARED BY :

Janelle Cotterill

Sales Representative

519-801-6900

janelle@dawnflightrealty.ca

Greg Dodds

Owner/Broker of Record

226-377-2093

gdodds@gregdoddsrealtor.ca

Pat O'Rourke

Sales Representative

519-871-7487

pat@exeterforsale.com



TENDER SUMMARY

Tenders will be received until **12PM** on the **20TH** day of **JUNE, 2026** for the purchase of the following property.

That - **CON 1 E PT LOT 8 INCLUDES RP 44R392 PART 1,2,3,4**

Rare opportunity to acquire a unique 10-acre residential agricultural property in a highly desirable location. This versatile property features a charming 4-bedroom, 2-bath brick farmhouse, a large attached garage, and two substantial shops offering exceptional potential for a hobby farm, dream country estate, or home-based business.

Terms: In the event a Tender is accepted by the Seller, the successful Buyer shall deliver a deposit in the amount of \$50,000.00 by certified cheque, bank draft, or other form acceptable to the Listing Brokerage, payable to **Coldwell Banker Dawnflight Realty Brokerage in Trust**, within the time period specified in the Agreement of Purchase and Sale.

Closing Date: Negotiable.

The property will be sold with vacant possession.

Tenders to be submitted to the undersigned.

****HIGHEST OR ANY TENDER NOT NECESSARILY ACCEPTED****

For further particulars, contact the undersigned.

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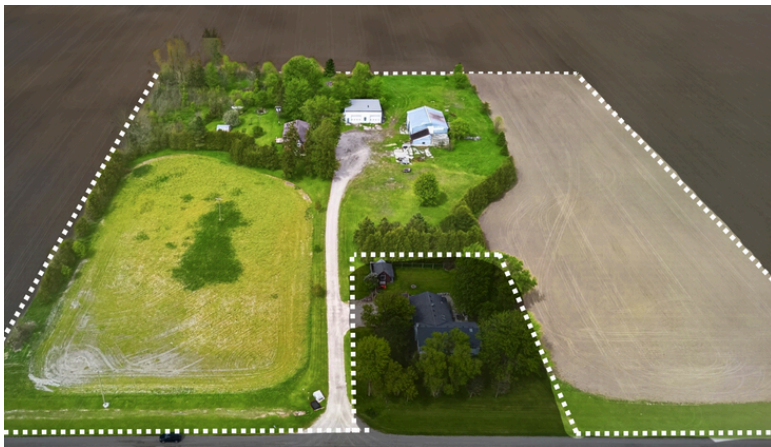
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PROPERTY HIGHLIGHTS

Over 10 acres of opportunity in a prime Perth County. This one-of-a-kind property features a charming 4-bedroom, 2-bath brick farmhouse, a large attached garage, and two substantial shops offering endless possibilities. Whether you are searching for a small hobby farm, your dream country estate, or the ideal location for a home-based business, this versatile A1-zoned property delivers the space and flexibility to bring your vision to life. Properties with this unique blend of acreage, buildings, and prime location seldom come to market.



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SELLING FEATURES

- Private rural property with pond, greenhouse, and 2+ workable acres currently rented for \$600 annually
- Workable land at the front/south of the property has been chemical free for 25+ years although does not have official organic certification
- 3-phase power (rare, valuable for commercial/industrial use)
- Multiple large shops/outbuildings (former concrete + mushroom operation)
- High ceiling heights in shops and house
- In-floor heating in house and garage
- Drilled well with treatment system
- Steel roof
- Unique mixed-use potential (residential + business/shop space)



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[CLICK HERE TO VIEW
ADDITIONAL MEDIA](#)



OR SCAN THE QR CODE



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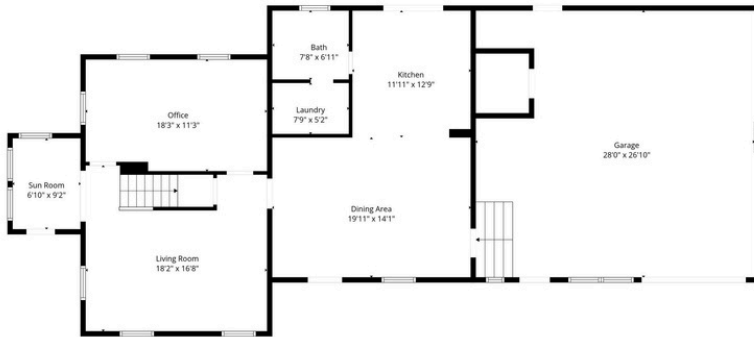
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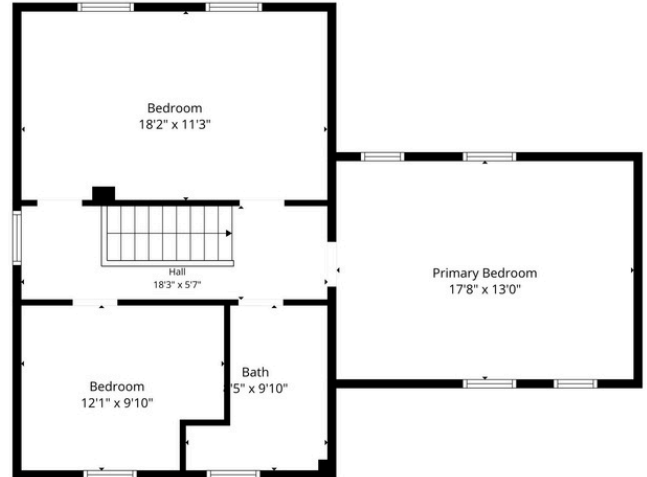
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PROPERTY SPECIFICS



TOTAL: 1848 sq. ft.
 1st floor: 1112 sq. ft., 2nd floor: 736 sq. ft.
 EXCLUDED AREAS: GARAGE: 710 sq. ft., UNDEFINED: 32 sq. ft., WALLS: 196 sq. ft.



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Property Address: 5692 Line 34, Mitchell, Ontario
Assessment Roll Legal Description: CON 1 E PT LOT 8 INCLUDES RP 44R392 PART 1,2,3,4
Ownership Type: Freehold
Owner Name: HOFFMEYER, JUDITH ANN
Property Description: Residence with a commercial/industrial use building
Zoning: A1
Lot Size: 471,039.03 ft² (10.814 ac)
Year Built: 1890
Workable Acreage: 2 (rents for \$600 annually)
Tax Assesd Value: \$440,000
Taxes/Year: \$6,326.49 / 2025
Above Grade SqFt: 1,848
Parking: Extensive (multiple outbuildings + large lot)

Style of House: 1.5 storey
Bedrooms: 3+1
Bathrooms: 2
Water Service Type: Private Drilled Well (with filter + UV)
Sanitation Type: Septic
Heating: Boiler/radiant heat, In-floor heating (main level + garage), Propane system with wood assist (heat exchangers).
AC: None
Roof: Steel
Foundation: Stone
Electrical: 100a to house
 200a to shops / 575V service and transformer (up to 400 amp split) (3-phase power on property)
Laundry: Main floor

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LOCATION OF PROPERTY



DRIVING DIRECTIONS From Mitchell, travel east on Line 34 approximately 3 km. Property located on the north side of the road.

CLOSEST INTERSECTION Line 34 / Road 160

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ENVIRONMENTAL DISCLOSURE

Phase II Environmental Site Assessment

A Phase II Environmental Site Assessment has been completed for the property.

The report identified areas of contamination associated with historical use of portions of the property. Soil and water samples collected directly in front of the residence indicated no contamination in that area. Interested purchasers are strongly encouraged to review the environmental documentation provided and to complete any independent investigations and due diligence they deem necessary.

The full Phase II Environmental Site Assessment and related environmental documentation may be accessed by clicking the link or scanning the QR code below.

The property is being sold on an “as is, where is” basis. The Seller makes no representations or warranties regarding the environmental condition of the property except as may be specifically set out in the Agreement of Purchase and Sale.



**SCAN THE CODE OR [CLICK HERE](#) TO ACCESS
THE FULL PHASE II ENVIRONMENTAL SITE
ASSESSMENT REPORT**

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Dated at _____, Ontario this _____ day of _____ 2026
(Town/City)

(Witness)

(Tenderer)

Per: _____

Per: _____

I/We have authority to bind the tenderer.

We hereby accept the foregoing tender and offer this 20th day of June 2026, subject to and accordance with the terms and conditions as per Schedules A & C.

DATED at _____, Ontario this 20th day of June 2026
(Town/City)

Judith Hoffmeyer