

Address: 862 Storms Road, Marmora, ON, K0K 2M0

727 +/- Acres (as per MPAC – Geowarehouse estimates 746 +/- acres)

Road Frontage: 2,300 +/- feet as per Geowarehouse measurement tool – paved section of road. You could extend the road at your own expense.

Title: CIPM INC.

Legal Description:

LT 8-9 CON 14 RAWDON; PT LT 7, 10-11 CON 14 RAWDON AS IN QR547403; STIRLING-RAWDON ; COUNTY OF HASTINGS

PIN #: 403200068

Taxes: \$16,871.62 for 2025. In 2021, the properties lost farm status, and as a result, the property taxes used to be, and could be, much lower.

Zoning: MA - Marginal Agriculture Zone and EP - Environmental Protection Zone. Under jurisdiction of Quinte Conservation Authority and a portion the Lower Trent Conservation Authority.

Listing Price: \$1,100,000

Services available: Hydro, telephone, old well, old septic

Suggested Deposit: \$50,000

Suggested Closing: Between September 2nd and 12th

Public Comments:

A rare and expansive opportunity awaits with this impressive 727-acre parcel located just south of Marmora. Set along peaceful Storms Road with about 2,300 feet of road frontage, this property offers a mix of agricultural fields, natural woodland, and rugged terrain — ideal for investors, farmers, hunters, or conservation-minded buyers seeking space, privacy, and potential.

The southeastern section features approximately 200 acres of open farmland fallow for the last 4 years, farmed organically until 2021, with nutrient-rich soil ready for cultivation or grazing. An abandoned red brick century home and a weathered timber-frame barn still stand on the property, offering a glimpse into its rich farming history and the potential for restoration or repurposing.

To the northwest, the land directly abuts Quinte Conservation Authority lands, providing additional seclusion, wildlife corridors, and the possibility of cooperative stewardship. The remainder of the acreage includes rolling hills, mixed forest, and natural wetlands — ideal for recreational use such as ATVing, hiking, or hunting.

Zoned Marginal Agricultural and Environmentally Protected, this is a generational holding with incredible scale and versatility. Whether you're looking to start a farm, create a retreat, or invest in future potential, this property offers unmatched size, diversity, and natural beauty.

The property abuts 101 +/- acres on the east side, with about 34 acres farmable also for sale. Storms Road turns into an unopened road allowance that extends the southern property line. There is an unopened road allowance that extends the northern property line. A forced road called Gordanier Road also extends along the northern property line.

It appears from surface investigations with Stirling Rawdon, Hastings County, Quinte and Lower Trent Conservation that the property would be severable.

You must be accompanied by your real estate agent to walk or travel on the property.