

Address: 883 Storms Road, Marmora, ON, K0K 2M0

282 +/- Acres (as per Geowarehouse)

Road Frontage: 1,478 +/- feet as per Geowarehouse measurement tool – paved section of road. You could extend the road at your own expense.

Title: COOPER MILL LTD.

Legal Description:

LT 8 CON 13 RAWDON; N 1/2 LT 9 CON 13 RAWDON; STIRLING-RAWDON ; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY

PIN #: 403200072

Taxes: \$13,642.13 for 2025 (includes the 101 +/- acres – so it is inflated). 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 small portion the Lower Trent Conservation Authority.

Listing Price: \$649,000

Services available: Hydro, telephone, old well, old septic. There is modern electricity in the mill buildings, workshop and house. There is electricity in the barn.

Rentals: Propane tank

Suggested Deposit: \$50,000

Suggested Closing: Between September 2nd and 12th

Public Comments:

282 Acres with Farm Infrastructure and Historical Organic Legacy

An exceptional opportunity to acquire a 282-acre parcel steeped in agricultural heritage. Formerly home to CIPM Farm, a certified organic operation and flour mill until 2021, this property offers a unique combination of history, infrastructure, and natural potential.

Approximately 65± acres of the land are cleared and were previously cultivated but have been left fallow for four years, preserving their organic integrity. The remaining acreage features mixed terrain, including forest and open space, with 1,478± feet of frontage on Storms Road.

Structures on the property include:

- A century red brick 2-storey 3-bedroom 1 bathroom 1,644 sq. ft. house (not occupied in recent years)
- Two multi-storey mill buildings with main level footprints of 1,806 sq. ft. and 2,091 sq. ft.
- A 925 sq. ft. workshop with overhead door
- A 2,322 sq. ft. traditional barn
- Multiple open-front equipment storage buildings

Boundaries are well defined, with the southern lot line following an unopened road allowance off Spry Road, and the northern lot line continuing along an unopened road allowance beyond Storms Road.

This property offers tremendous potential for those seeking a large farmstead, agricultural redevelopment, retreat, recreation, or investment. Additional adjacent parcels (727± acres and 101± acres) formerly part of the farm are also available separately across the road.

The farm was home to an artisanal grain grower who cultivated wheat, spelt, buckwheat, flax, hemp, rye, oats, and other heritage grains. The milled flour was snapped up by chefs and gourmet food companies and has been enjoyed by Prince Charles and the Royal Family.

The mill on the property is fully equipped and remains operational, despite not having been in use for four years. With minimal preparation, it could be brought back online and function as a near-turnkey business. This is more than just a collection of mill buildings—it's a complete milling operation, with all the necessary equipment in place for processing, bagging, and storage. The potential to relaunch a working mill adds significant value to the property, especially when considered in combination with the adjoining parcels also available for sale.

Learn more about the farm's legacy:

- [CIPM Flours – Fiesta Farms article](#)
- [Red Fife Returns to Its Otonabee Roots – Better Farming article](#)

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.

