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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 137 Mudcat Road, Foxboro, ON

This exceptional **57-acre vacant rural property** presents a rare opportunity to acquire a large parcel of land within the City of Belleville, just east of Foxboro. Offering approximately **211 +/- feet of frontage on Mudcat Road** and extending nearly **3,977 +/- feet in depth**, the property provides an outstanding combination of privacy, natural landscape and future potential.

The land is comprised of a mix of open clearings, mature woodland and natural areas, making it suitable for a variety of rural and recreational uses. A gated entrance from Mudcat Road provides access into the property, where several existing outbuildings are located near the front of the parcel. Beyond the entrance, the land opens into expansive fields before transitioning into mature forest and natural habitat.

Hay fields: $\approx$ 11.95 acres. Additional usable land: $\approx$ 10-15 acres (about 6.8 acres of that is pasture at the access point off Mudcat). Forested/rough/wet / constrained: $\approx$ 29-34 acres. Total parcel: 57 acres (Agmaps and Copilot were used to calculate the approximate property use). The land is not currently being farmed or rented. No crops are planted. The only crop planted in the past has been hay.

While no residence exists on the parcel, the existing entrance and cleared areas provide a practical starting point for future use or development.

The RU (Rural) zoning permits a variety of uses, including agriculture, forestry, a one-unit detached dwelling, equestrian uses, kennels, garden centres and certain home-based businesses, together with customary accessory buildings and structures. Purchasers should satisfy themselves regarding any intended future use with the City of Belleville.

The property's size, location and natural setting make it well suited for those seeking privacy, recreational enjoyment, hobby farming, managed woodland, or the construction of a country estate residence.

Located only minutes from Highway 62, Highway 401 and the amenities of Belleville, this property offers the convenience of town services while maintaining the privacy and tranquillity of a large rural holding. Large land holdings of this size are increasingly difficult to find this close to the urban boundary. There is a dug well near the front of the property that a neighbour has a right of way to use.

PROPERTY DETAILS

ADDRESS: 137 Mudcat Road, Foxboro, ON (municipal address is estimated/fictional and used for marketing purposes)

TYPE: Vacant Land / Rural Property

LEGAL DESCRIPTION: PT LT 3 CON 6 THURLOW AS IN QR214696; S/T INTEREST IN QR141237; BELLEVILLE; COUNTY OF HASTINGS.

SIZE:	Approximately 57 acres (as per MPAC. GeoWarehouse lists as 55.49 acres). Hay fields: ≈ 11.95 acres. Additional usable land: ≈ 10-15 acres (about 6.8 acres of that is pasture at the access point off Mudcat). Forested / rough / wet / constrained: ≈ 29-34 acres. Total parcel: 57 acres (Agmaps and Copilot were used to calculate the approximate property use)
RIGHT OF WAY:	The neighbour at 157 Mudcat Road has Right of way access to a well on the front part of the property.
ROAD FRONTAGE:	Approximately 211 feet on Mudcat Road as per GeoWarehouse
DEPTH:	Approximately 211 feet on Mudcat Road as per GeoWarehouse
ZONING:	RU - Rural, permitting a broad range of rural, agricultural and residential uses, subject to the City of Belleville Zoning By-law
PROPERTY CODE:	Farm Property without Buildings/Structures
TAXES:	\$1,315.10 for 2025
SERVICES:	• No municipal services • Hydro available • Dug well

PROPERTY DETAILS *continued*

ACCESS:

- Gated entrance from Mudcat Road.
- Existing laneway into the property

OUTBUILDINGS:

- Several accessory buildings located near the entrance
- Buildings are included in "as is" condition

NOTE:

Buyers should not rely on the historical GeoWarehouse or MPAC municipal address of 46 Rosedale Avenue. These details are incorrect and are being corrected.

The property is being marketed as 137 Mudcat Road, Foxboro, Ontario, for identification purposes only. No formal municipal address has been assigned to the property. The gated entrance to the property is located between 127 and 157 Mudcat Road.



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