

An aerial photograph of a rural landscape featuring a large, irregularly shaped plot of agricultural land outlined in red. The land is divided into several smaller sections by narrow roads and ditches. The surrounding area includes fields, some trees, and a few small buildings. A highway is visible in the upper left corner.

1610

COLBORNE STREET E

BRANT COUNTY

**Agricultural Land
For Sale
89.06 Acres**



**CUSHMAN &
WAKEFIELD**

// PROPERTY HIGHLIGHTS



1610 COLBORNE STREET EAST



89.06 ACRES



90% USEABLE AREA



**GOOD SOIL QUALITY IN AREA
WITH HIGH YIELDS**



**OFFICIAL PLAN: AGRICULTURAL AND
NATURAL HERITAGE SYSTEM**



**ZONING: AGRICULTURAL (A)
AND NATURAL HERITAGE (NH) ZONES**



2 ADDITIONAL PARCELS AVAILABLE



VTB MAY BE AVAILABLE



**INTEREST IN LAND AS LONG-TERM
INVESTMENT REMAINS HIGH**



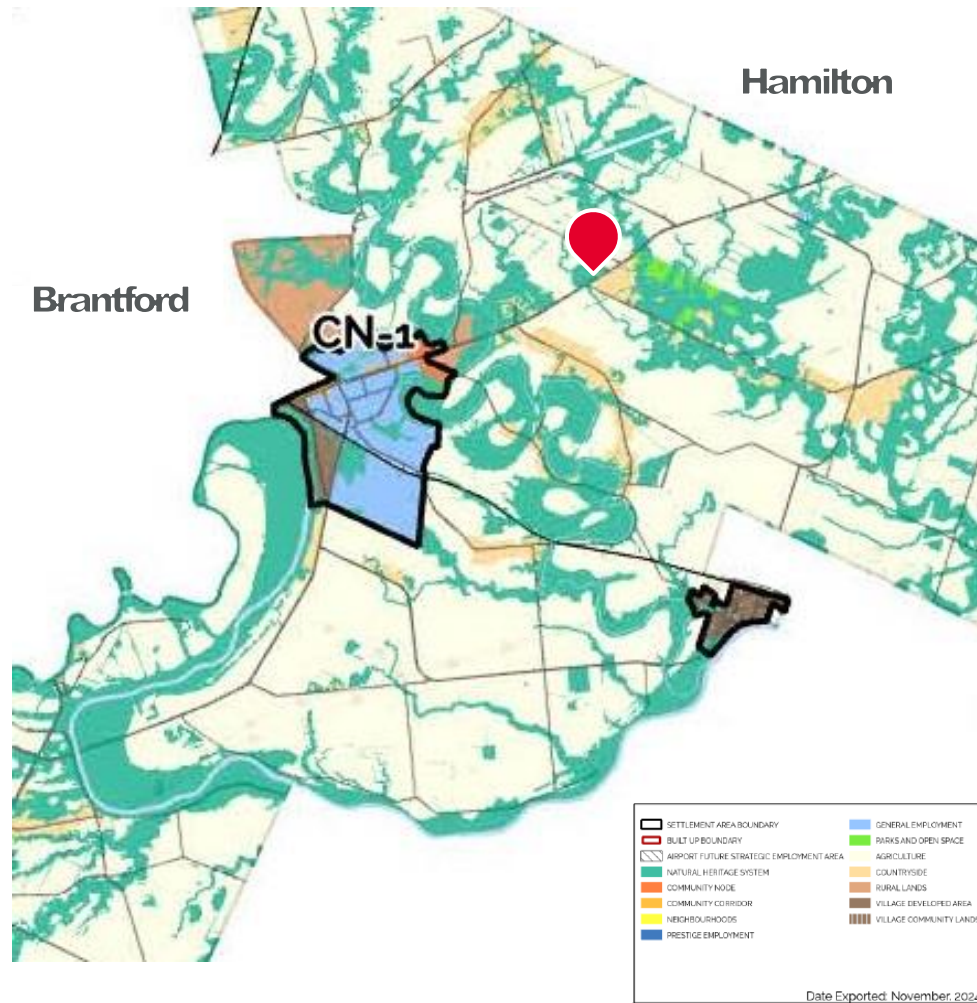
**LONG-TERM POTENTIAL DUE TO
CLOSE PROXIMITY TO BRANTFORD**



// **1610 COLBORNE STREET EAST
BRANT COUNTY**

// COUNTY OF BRANT OFFICIAL PLAN LAND USE

OFFICIAL PLAN LAND USE MAP



// COUNTY OF BRANT ZONING

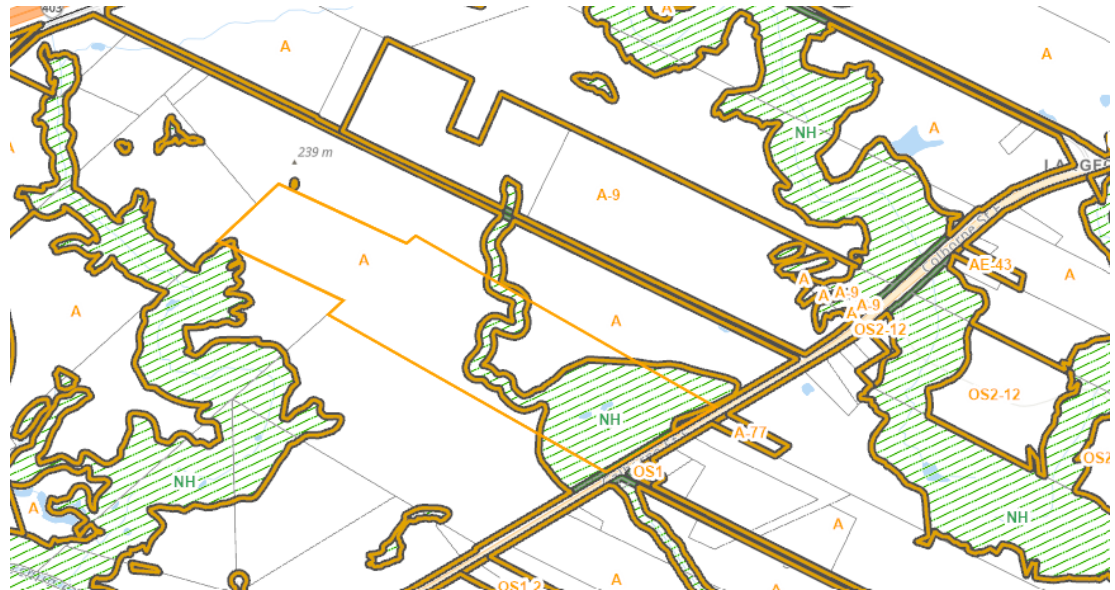
PERMITTED USES

AGRICULTURAL (A) ZONING

- Agricultural Use
- Agriculture-Related Use in accordance with Section 6.3
- Cannabis Production and Processing in accordance with Section 4.23
- Dwelling, Single Detached
- Farm Production Outlet in accordance with Section 4.10
- Forestry Uses
- Greenhouse in accordance with Section 4.12
- On-Farm Diversified Use in accordance with Section 6.4

NATURAL HERITAGE (NH) ZONING

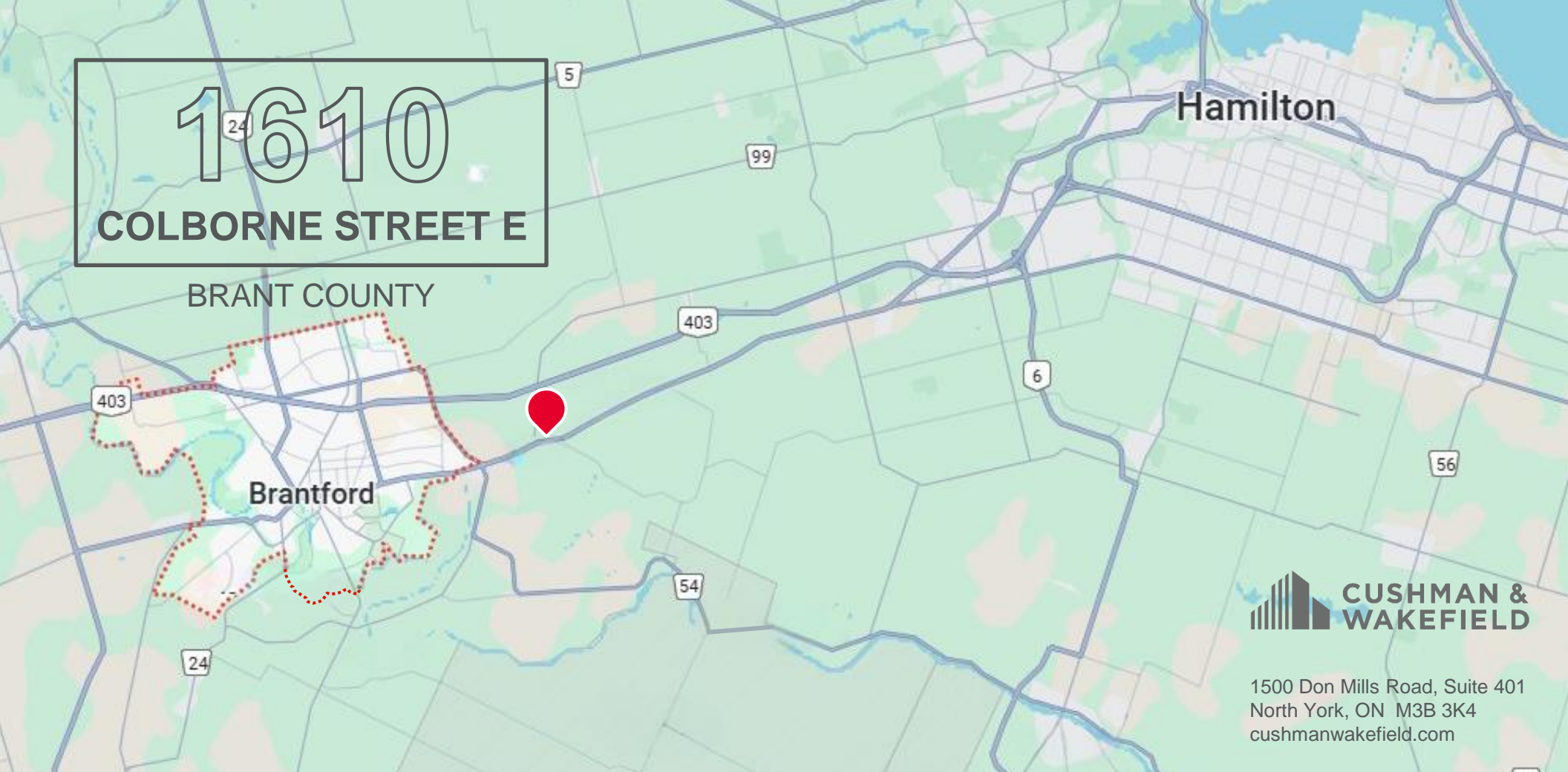
- Agricultural Use
- Boat Dock
- Boat House
- Boat Ramp
- Campground
- Cemetery
- Community Centre
- Conservation and Flood or Erosion Control Projects
- Fairground
- Forestry
- Golf Course
- Mobile Refreshment Cart
- Place of Worship
- Public Park or Private Park
- Small-scale Structures for passive Recreational Uses, including Boardwalks, Footbridges, Fences, and Picnic Facilities
- Wildlife Management



1610

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BRANT COUNTY



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// CONTACT

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SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") to seek proposals for the disposition of 1610 Colborne Street East, Brant Count, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller. Offers will be considered on an as received basis. Offers to Purchase the Property will be evaluated, among other criteria based on the purchase price, purchaser's ability and timelines of closing and proposed conditions, if any.

PRICE

the Property is offered for sale on an unpriced basis.