



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

PT LOT 18 CONCESSION 1

Thames Centre, ON



AGRICULTURAL/VACANT LAND AVAILABLE

ASKING PRICE

\$2,800,000

SITE AREA

97.405 ACRES

ZONING

A & EP

ANDREW JOHNSON

Sales Representative

519 438 8639

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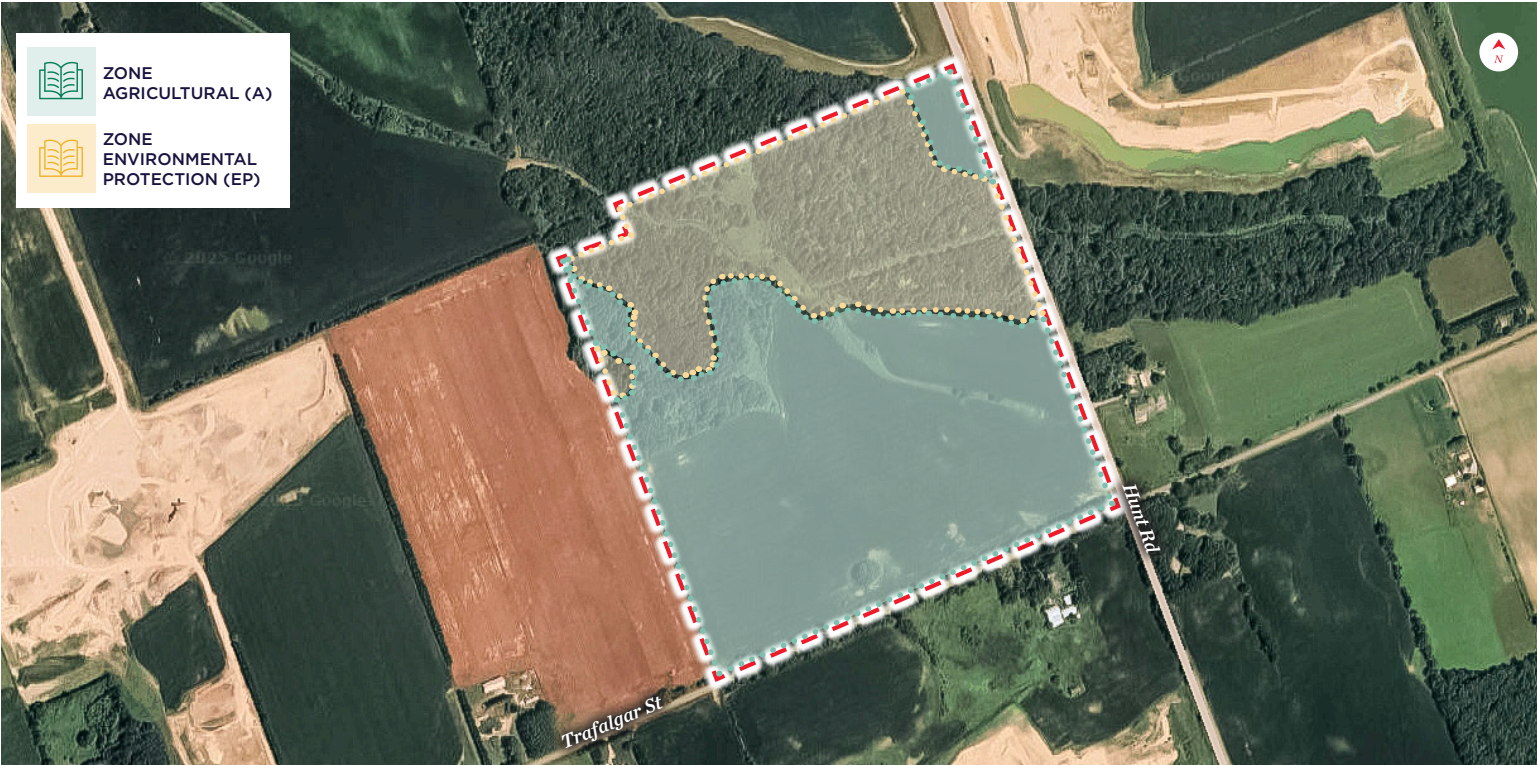
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
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ABOUT THE PROPERTY

This 97-acre property is located just 15 minutes from London. Approximately 60-65 acres are level and suitable for cash crop production, while the remaining 30-35 acres are forested, offering potential for recreation or conservation. The property provides a balance of agricultural use, outdoor activities, and rural living.

- Zoning:** Agricultural (A) and Environmental Protection (EP) - see below for permitted uses
- Taxes:** \$2,654.11 (2025)



PERMITTED USES (A) ZONE			
agricultural use	existing dwelling	nursery and garden store	landing strip
agricultural home occupation subject to Subsection 4.8	farm sales outlet subject to Subsection 5.4.3	seasonal farm dwellings in accordance with Subsection 5.4.5	specialty farm subject to Subsection 5.4.6
an intensive livestock agricultural use subject to Subsection 5.4.2, including the application of liquid manure	forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards	new or expanding mushroom farm, subject to Subsection 5.4.4	single detached dwelling including a dwelling on an undersized lot in accordance with Subsection 5.4.7
bed and breakfast establishment subject to Subsection 4.2	existing mobile home	nursery and garden store	wildlife preserve
existing cemetery	farm greenhouse subject to Subsection 4.5	riding school	works of a Conservation Authority
https://www.thamescentre.on.ca/media/wu2k5nag/tc_consolidatedzbl_april2025_.pdf#page=299			

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