

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE
3762 NEWBIGGEN DRIVE (NE PORTION)
Glencoe, ON



PRIME OPPORTUNITY FOR FARMERS, INVESTORS & LAND BANKERS

SITE AREA

47.516 ACRES

ASKING PRICE

\$1,595,000

PROPERTY ZONING

AGRICULTURAL

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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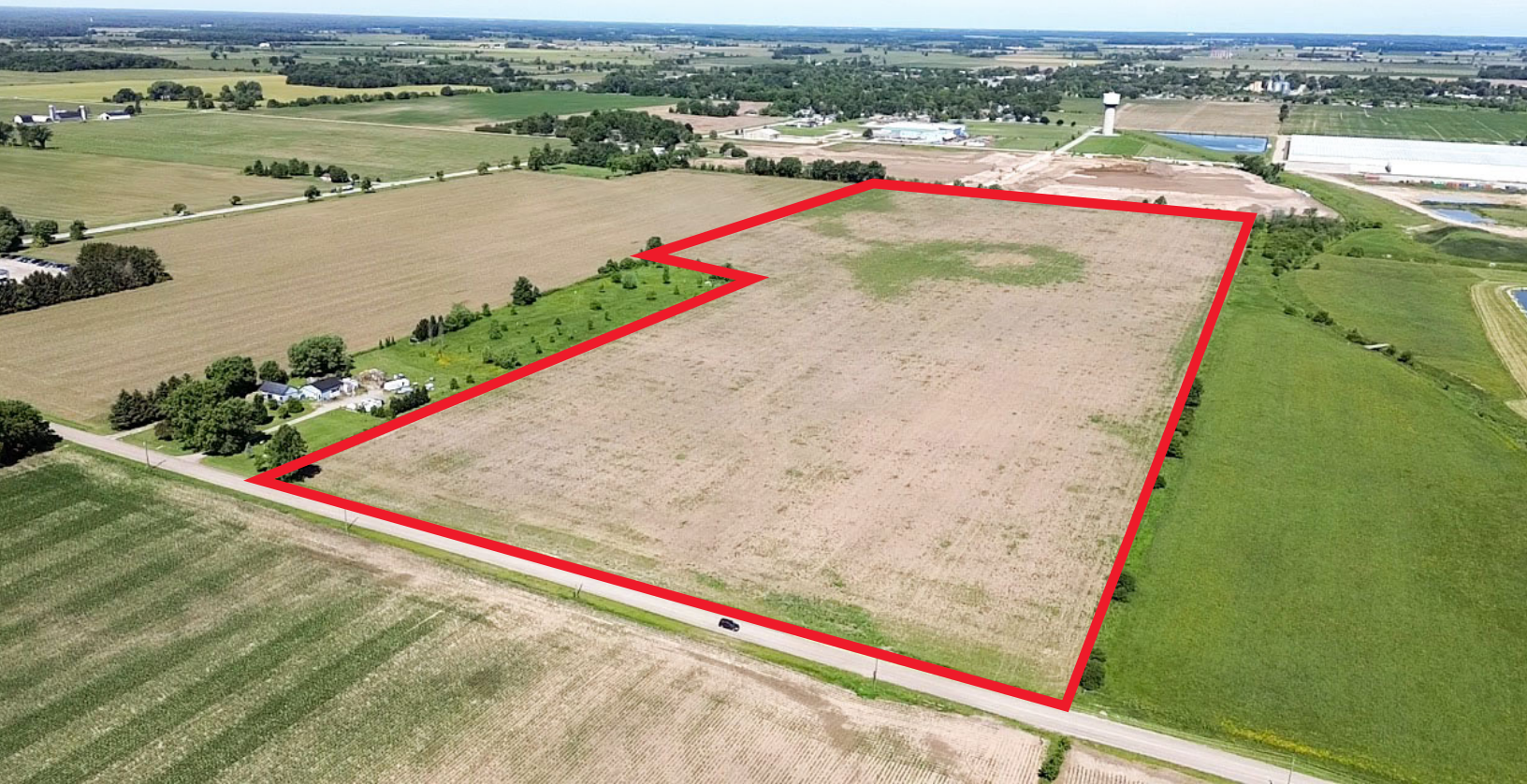
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ABOUT THE PROPERTY

Rare opportunity to acquire 47.516 acres of productive vacant farmland in Southwest Middlesex. Located at the northeast portion of 3762 Newbiggen Drive, Glencoe, the property sits directly adjacent to the Village of Glencoe Settlement Boundary and the expanding Glencoe Business & Industrial Park, offering both strong agricultural value and long-term investment potential. Buyer to complete their own due diligence regarding future development potential, servicing, and zoning opportunities.

PROPERTY HIGHLIGHTS

- 47.516 acres of prime farmland
- Zoned A1 - Agricultural
- Productive cash crop land
- Tile drained at approximately 22.5-foot centres
- Adjacent to Glencoe's Settlement Boundary
- Neighbouring the expanding Business & Industrial Park
- Excellent opportunity for farmers, investors, and land bankers
- Close to London, Strathroy, St. Thomas, Chatham, and Highway 401
- Situated in a growing community with schools, parks, recreation, and shopping



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