

Blairton Road – Valuation & Marketing Summary

1. Development vs. Current Use

Under the new County Official Plan, the property is designated Rural and Natural Core, permitting only low-intensity recreation, small-scale uses (such as a bed and breakfast or home industry), single residential, and agriculture/conservation. This eliminates the large-scale development premium.

2. Farmland Values in Peterborough Region

Average farmland values are in the range of \$20,000-\$25,000 per acre, depending on soil, location, and access. Premium parcels with stronger market appeal can reach \$28,000-\$30,000 per acre.

3. Value Range for 98 Acres

- Roughly \$25,000/acre: $\approx \$2,500,000$

4. Marketing / Perceived Value

While zoning restrictions limit development, the property can be marketed as:

- A ready-made eco-retreat site (glamping, wellness, boutique B&B).
- A lifestyle estate (private residence + nature sanctuary).
- An investment land bank (future policy changes or eco-tourism potential).

Framing the land this way could support valuations closer to \$2.5m-\$2.7m rather than farmland-only pricing.

5.. Property Listing Snapshot

For Sale: \$2,800,000

98 Acres Land for Sale – 90 Mins East of GTA

Location: NE Corner of Highway 7 & Blairton Road, Havelock, Ontario, Canada

Category: Commercial Real Estate | Land & Developments for Sale

Industry: Land & Developments for Sale

Listing Type: Development Land for Sale | Land for Sale

Assessment Roll #: 153101000202600

PIN #: 28225049

Legal Description: Pt Lt 6 Con 1 Belmont, as in R671983, except Pt 1 PI 45R14444

Development Potential

- Bed & Breakfast
- Eco-Resort / Glamping Destination
- Private School / Institutional Use
- Other permitted Rural uses (home industries, small-scale commercial, low-intensity recreation)

Highlights

- Excellent highway frontage & visibility (corner of Highway 7 & Blairton Rd)
- Strategic location: less than 90 mins from GTA, 45 mins east of Peterborough, halfway between Toronto & Ottawa
- Rare opportunity: large-scale landholding with flexible Rural uses
- Motivated Seller: Asking \$2.8M