

For Sale



115.968 ACRES AGRICULTURAL LAND

11080 FIRST LINE
Nassagaweya (Moffat)
In the Town of Milton, ON

Denise Dilbey, Broker, CCIM, SRS, ABR, CIPS, SRES, MCNE, GREEN, FRI
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Property Overview



This expansive 115.60-acre property, strategically positioned just north of the Village of Moffat development, near the vibrant growth areas outlined in the Town of Milton and Moffat Official Plans. This secondary agricultural [A2] zoned land parcel features a blend of +/- 80 acres of cultivated farmland and an enchanting 30-acre segment of mixed forest, complemented by a small, 5.11-acre section designated as Environmentally Protected (EP-1) land. Conservation Halton approval required for any development plans. This property benefits from reduced property taxes through current credits under CLTIP & OFA programs. Ideal for a large estate, farmers, naturalists, hunters, and investors seeking a long-term stable investment. Visitors are kindly asked to respect the wildlife, bee hives and natural settings during your time on the property. Please walk around the fields to experience this remarkable property, but do not drive on the farmlands and be mindful of the farmers crops. A survey of the property is available. Discover the possibilities awaiting in this serene, agricultural haven. A sign is posted on the property for easy identification. Explore this rare offering that borders the current development area, promising a blend of tranquility and strategic value.

Property Information

Full Legal Description: CON 1 PT LOT 16 RP 20R10134 PARTS 4,5
Site Area: 5,051,552.09 ft² per MPAC [115.968 acres]
115.60 Acres per CLTIP
Slightly Irregular in shape Southern
boundary of lot

Owner[s]: 1538410 ONTARIO INC.
Assessment Roll Number: 240903000237100
Registration PIN: 249820254
MPAC Assessed Value: \$786,000 (2024)
Farm Tax Rate: \$705,100.00
CLTIP Value of 5.11 Acres: \$80,900.00
Type Structures: None

Location: West side of First Line NAS
North of 15th Side Road [Moffat]
South of 17th Side Road
Just outside the Village boundaries of Moffat

Access: Unmarked laneway



Zoning

- Land owned by non-farmer with a portion being farmed
- Agricultural A2, Wetlands EP-1 per CLTIP
- Conservation Halton Regulation area
- Currently outside the Official Plan [OP] development area per ROPA 39 and Comprehensive Zoning By-Law 144-2003
- 5.11 Acres under the Conservation Land Tax Incentive Program CLTIP
- 100% being taxed a Farmland rate
- Property subject to HST



Additional Details



- The property consists of Prime (A1) and Secondary (A2) agricultural land, including conservation-regulated areas and lands zoned EP-1 and EP-2. No adjustments have been made to reflect the value of conservation lands.
- The Conservation Land Tax Incentive Program (CLTIP) applies to provincially regulated lands and must be applied for annually.
- The property has been classified under OFA (Ontario Federation of Agriculture) and CFA (Certified Farm Advisor) programs for the owner or tenant farmer. These classifications may not be transferred to the purchaser upon closing.
- Farmer has the right to harvest crops in 2025.
- Bee hives will be removed from property prior to closing.
- A single-family dwelling and barn previously existed on the property, but the date of their removal is unknown. Development credits may be available for transfer to the Town of Milton and the Region of Halton. Buyers are responsible for verifying this.
- The property is subject to HST in addition to the purchase price. Buyers should consult their accountant and lawyer regarding the application for an HST number before closing.
- The seller may consider offering a Vendor Take-Back (VTB) first mortgage of up to 50% of the purchase price.
- The property is being sold “As Is, Where Is”, with no warranties or representations, either expressed or implied.
- Any offer to purchase must provide the vendor with Five [5] business days irrevocable.

Property Photos



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Region of Halton, ON

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Property Photos



Lot Boundaries

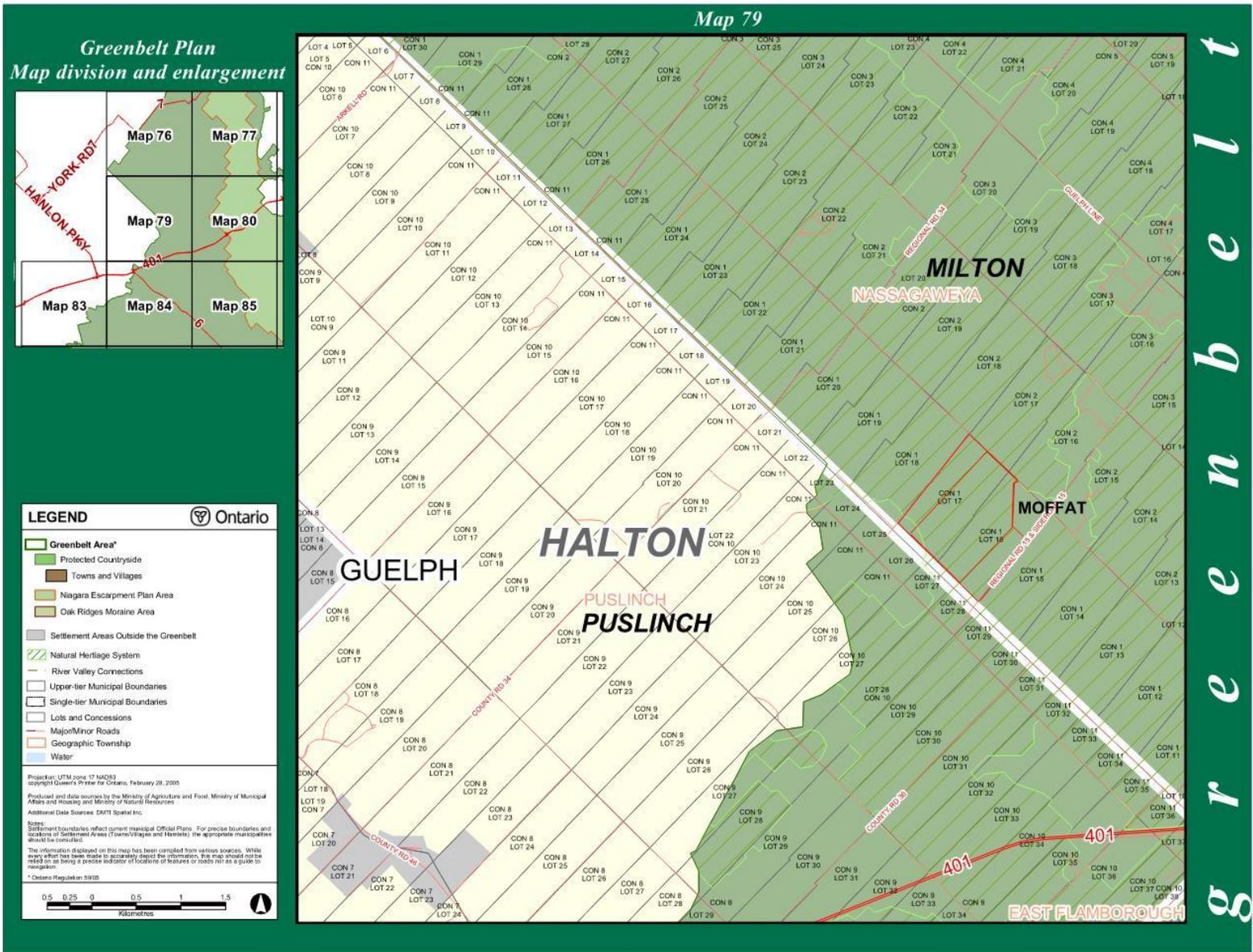


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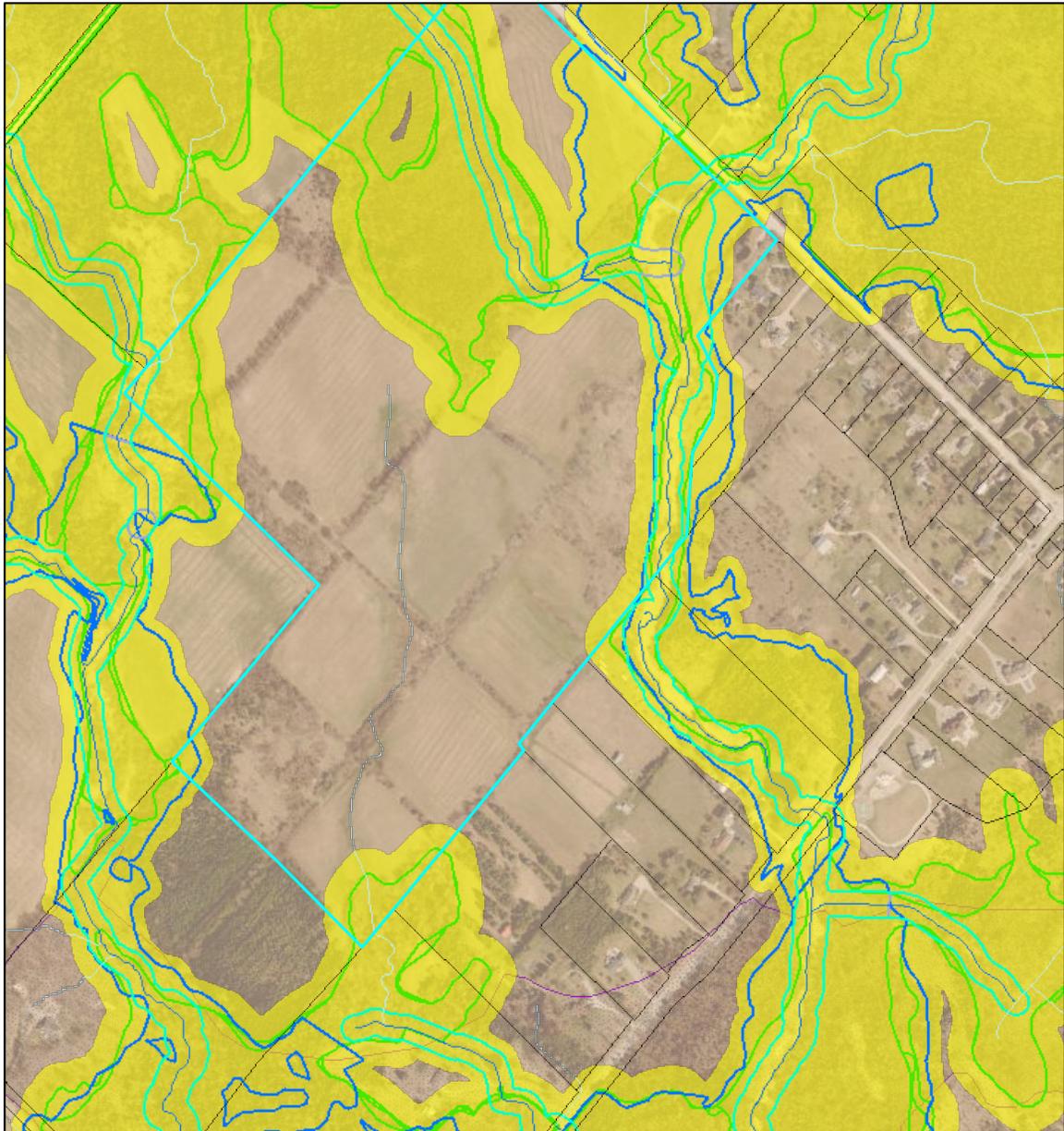
Greenbelt Ontario Plan



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Region of Halton, ON



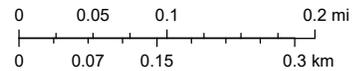
Conservation Halton Regulation Mapping



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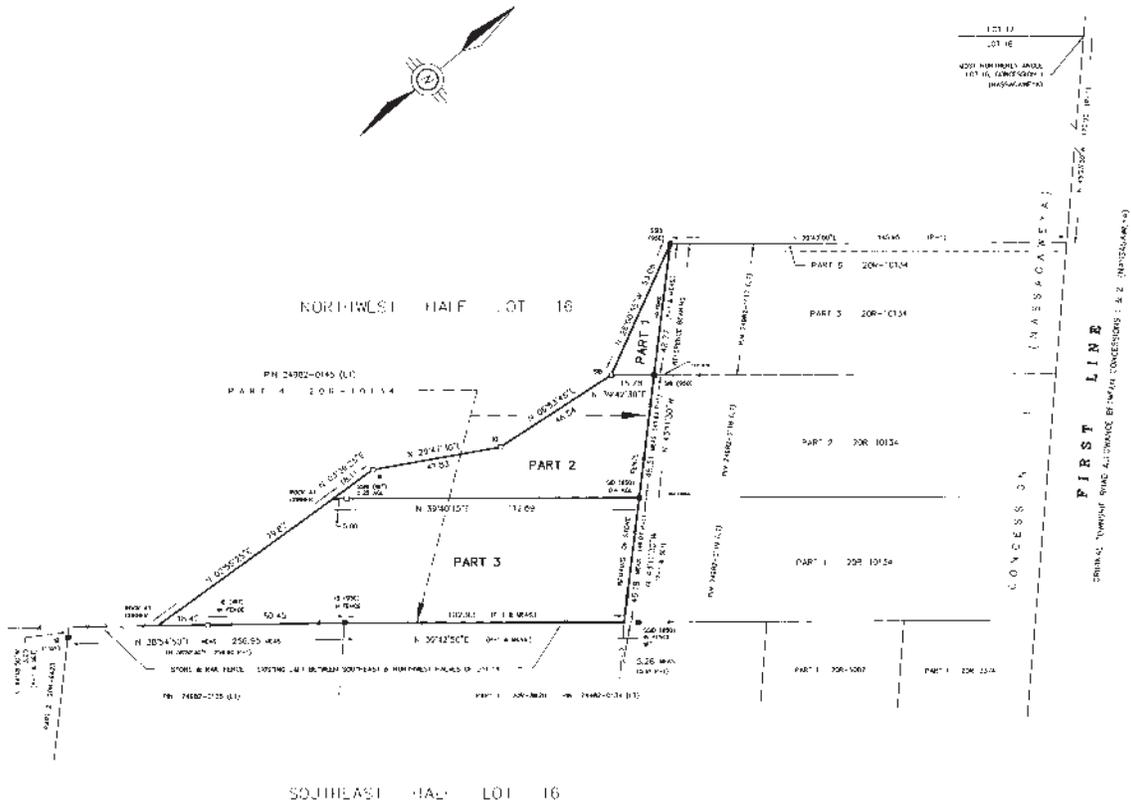
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|---|-------------------------------|----------------------------------|--|
| Parcels | Spill Lines | Mineral Resource Extraction Area | Lower Wedgewood Creek |
| Approximate Regulation Limit | Waterflow | Urban Area | McCrane Creek |
| Shoreline 100 year Flood Elevation Hazard | Non-Regulated | Watersheds | North Cootes Paradise |
| Shoreline Dynamic Beach Hazard | Regulated | Appleby Creek | Roseland Creek |
| Shoreline Hazard | ANSI TYPE | Beach Strip Area | Sheldon Creek |
| Stable Top of Bank (STOB) Hazard | ANSI, Earth Science | Bronze Creek | Shoresacres Creek |
| Wetland Hazard | ANSI, Life Science | Falcon Creek | Sixteen Mile Creek |
| Spill Zone Hazards | Candidate ANSI, Earth Science | Fourteen Mile Creek | Tuck Creek |
| Floodplain Hazard | Candidate ANSI, Life Science | Grindstone Creek | Upper Hager Creek |
| Headwater Floodplain Hazard | ESAs (Hamilton, Halton) | Indian Creek | Upper Rambo Creek |
| Meander Belt Hazard | NEC Planning Areas | Joshua's Creek | West Aldershot |
| Consult Conservation Halton | Escarpment Natural Area | Lower Hager Creek | Regulated Area of Cootes Paradise |
| Spill Arrows | Escarpment Protection Area | Lower Morrison Creek | Regulated Area of Lake Ontario Waterbody |
| | Escarpment Rural Area | Lower Rambo Creek | Conservation Halton |



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Survey



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