

## LISTING DETAIL - VACANT LAND



**MLS #** 201924454  
**PID #** 20109591  
**Listing Status** ACTIVE  
**Type** Acreage  
**Address** 1092 Reid Road  
**Address 2**  
**Community** East Folly Mountain  
**Province** NS  
**Postal Code** B0M 1G0  
**Region** Northern Region  
**Listing Price** \$259,000



## GENERAL

<b>Approx Total Acres</b>	196.00	<b>Elementary School</b>	
<b>PID Y/N</b>	Yes	<b>Middle/Jr School</b>	
<b>District</b>	102N-North of Hwy 104	<b>High School</b>	
<b>Sub-District</b>	N/A	<b>Fr Imm Elementary School</b>	
<b>County</b>	Colchester	<b>Fr Imm Middle/Jr School</b>	
<b>Prop Knwn As/Bdy of Water</b>		<b>Fr Imm High School</b>	
<b>Lot Size</b>	196 acres	<b>Waterfront</b>	No
<b>Title to Land</b>	Freehold	<b>Water Type</b>	
<b>Road</b>	Public	<b>Water Frontage Units</b>	
<b>Restr/Prot Covenants</b>	No	<b>Water Frontage Meas</b>	
<b>Survey</b>	Yes		
<b>Current Valid Perc Test</b>	No		

## FEATURES

<b>PROPERTY SIZE</b> Over 100 Acres	<b>UTILITIES</b> Electricity
<b>WATER SOURCE</b> Other, None	<b>DRIVEWAY/PARKING</b> Dirt, Double
<b>SEWAGE DISPOSAL</b> None	<b>LAND FEATURES</b> Partially Cleared, Hardwood Bush, Ravine, Rolling, Sloping /Terraced, Softwood Bush, Stream/Pond, Wooded/Treed, Year Round Road

## PROPERTY OVERVIEW

This is a unique opportunity to own 196 acres of prime Nova Scotia land with the most stunning view all the way to the Cobequid Bay. This rolling property is a mix of cleared land, mixed growth and uncut hardwood. A stream supplies constant water to the property. Your imagination is your only limitation for the many options for usage of this large parcel. You could farm the land, have a getaway for you, friends and family, run a campground, cottage community, retirement homes, tiny home community and so much more... All this is on the end of a public road, less than 10 minutes from the Debert Golf Course, 40 minutes to Sky Wentworth, 25 minutes to Truro and a little more than 1 hour from Halifax International Airport.



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