

**From:** [Paul Zinn](#)  
**To:** [Benito Russo](#)  
**Subject:** Brubacher  
**Date:** Monday, April 15, 2024 1:48:35 PM  
**Attachments:** [Brubacher mls search Huron Kinloss.pdf](#)  
[Brubacher 0 South Bruce.pdf](#)  
[Brubacher - ACW listing.pdf](#)

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Benito:

Further to our conversation this afternoon regarding providing a letter pertaining to the availability of comparable vacant parcels existing within a 25 km radius of the subject property.

I have completed a search of the MLS system for Huron Kinloss, South Bruce and Ashfield Townships searching for 10-50 acre parcel sales and current listings.

The only property I can find for sale is a 41 acre parcel situated on the south side of Dungannon which I have attached. This property is approx 23 km south and will have a restricted

agricultural zoning due to its proximity to a development area. There had been no sales within the time period within the radius area.

Based on this search I would state that there are currently no properties for sale or that there have been any for sale within the last 12 months within a 25 km radius of the Brubacher

property located at 1092 Bruce Road # 1 in Huron Kinloss Township.

Regards

Paul

Paul W.Zinn, Broker Wilfred McIntee & Co. 86658A Lucknow Line RR # 2  
Lucknow,Ont. N0G 2H0 519-528-2411 Cell 519-524-0264 paulz@hurontel.on.ca

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Display **Member Single Line** at **25** per page



No Listings were found using your search criteria.

Property Type is 'Land'  
Standard Status is one of 'Active', 'Conditional'  
Standard Status is 'Pending'  
Status Contractual Search Date is 04/15/2024 to 10/18/2023  
Standard Status is 'Closed'  
Status Contractual Search Date is 04/01/2023 to 04/15/2024  
Region is 'Bruce County'  
Municipality/Area is 'South Bruce'  
Acres Range is one of '10-24.99', '25-49.99'  
Ordered by Mls Status, Current Price  
Found 0 results in 0.08 seconds.

Member Thumbnail  
**Active / Land**

**PT LT 13 LUCKNOW Li Dungannon**  
**Confidential for REALTORS® Only**

**Listing ID: 40531435**  
**Price: \$1,200,000**



MLS® #: **40531435**  
Beds: (+)  
Baths: (+)  
Year Built:  
Acres Rng: **25-49.99**  
Tax Amt: **\$581**  
Water Body:  
Property Access: **Municipal Road, Paved Road, Year Round Road**

DOM/CDOM: **84/84**  
Common Int: **Freehold/None**  
SF Range:  
Parking Sp:  
Association Fee:  
Tax Year: **2023**  
Listing Date: **01/22/2024**

**OPPORTUNITY KNOCKS! 41.23 acres of flat/level systematically tiled farm land located on the south edge of Dungannon. This property is Zoned Development for added possibilities however currently utilized as crop land and ready to be cropped for 2024 season. Don't delay!**

L/Brokerage: **K.J. Talbot Realty Inc Brokerage**  
L/Salesperson: **Kevin Talbot, Broker of Record**  
L/Brokerage 2: **K.J. Talbot Realty Inc Brokerage**  
L/Salesperson 2: **Tammy Patterson, Salesperson**

#### Search Criteria

Property Type is 'Land'  
Standard Status is one of 'Active', 'Conditional'  
Standard Status is 'Pending'  
Status Contractual Search Date is 04/15/2024 to 10/18/2023  
Standard Status is 'Closed'  
Status Contractual Search Date is 04/01/2023 to 04/15/2024  
Region is 'Huron'  
Municipality/Area is 'Ashfield-Colborne-Wawanosh'  
Acres Range is one of '10-24.99', '25-49.99'  
Selected 1 of 3 results.

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Standard Status is 'Pending'  
Status Contractual Search Date is 04/15/2024 to 10/18/2023  
Standard Status is 'Closed'  
Status Contractual Search Date is 04/01/2023 to 04/15/2024  
Region is 'Bruce County'  
Municipality/Area is 'Huron Kinloss'  
Acres Range is one of '10-24.99', '25-49.99'  
Ordered by Mls Status, Current Price  
Found 0 results in 0.09 seconds.