



Bourgeois Farm Property Information Sheet



Farmland Access Opportunity Basic Information:

Location: 2 Alma, Tiverton, Ontario

Farm Type: OFT owned farm / Community Hub

Opportunity Type: Lease: OFT is seeking a long-term tenancy for the house and acreage

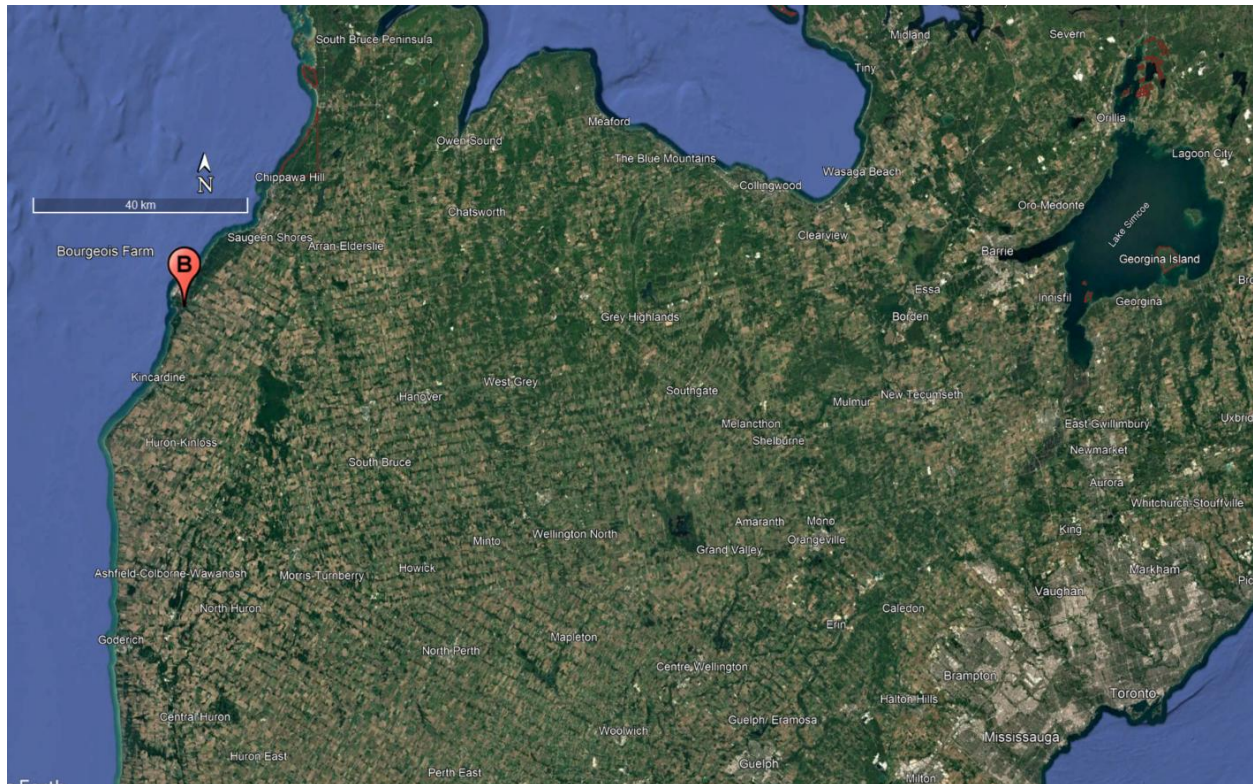
Farmland Acreage Available: ~14 acres in 3 fields (5.5 acres, 2.45 acres, and 6 acres)

On Farm Residence: 3 bed, 1 bath

Infrastructure: Small barn, chicken coop, sheds, wash pack station, tools + implements

Location and Potential markets

Bourgeois Farm is located at **2 Alma Street, Tiverton**, in the Centre West region of Bruce County, between Kincardine and Southampton. The property is 17 km from downtown Kincardine, providing convenient access to surrounding communities and regional markets.



Location of the Farm

The farm is close to several established population centres, including Kincardine, Port Elgin, Southampton, and Walkerton. These communities provide potential markets for a range of agricultural products through avenues such as direct farm sales, farmers' markets, community-supported agriculture, restaurants, and other local food outlets.

In addition to the permanent population in the surrounding communities, the region sees significant seasonal recreational activity. Inverhuron Provincial Park is located directly across the road, while MacGregor Point Provincial Park and other recreational destinations are close-by, creating additional opportunities for direct sales and access to a diverse consumer base.

Soil Type/Growing Conditions

The Bourgeois Farm has historically been used for hay and pasture, including sheep grazing, as well as mixed organic vegetable production. The land has remained free of herbicide and pesticide use for approximately 20 years. The fields are not tile-drained, and some areas experience seasonal wetness during the spring.

The underlying bedrock is Paleozoic dolomite and limestone and the soils on the property are classified as a mixture of Class 2 and 5. In total, approximately 55% of this property is currently being used for agriculture, approximately 5% as a farmstead area, and approximately 40% are forested and natural areas. The natural areas consist of riparian areas surrounding a portion of the Little Sauble River, and a smaller tributary of this river, all covered with mature vegetation. Approximately 12 acres of the property is wetland.



The yellow outlines the Farmstead Area, the green outlines the Forested and Natural areas, and the red outlines the agricultural areas of the property.

Available Fields

The three available fields offer a range of opportunities for agricultural production and can be considered individually based on the proposed farming operation and intended use. Images showing the entirety of each field are included below to provide prospective Farmland Access Participants with a visual overview of the available land.

Northwest Field - 2.45 acres



Southwest Field - 5.5 acres



Northeast Field - 6 acres



Outbuildings and Infrastructure

The Bourgeois Farm offers a range of on-farm infrastructure available for use by Farmland Access Participants.

The Barn



33' x 57' barn, can be used for storage, processing, livestock housing, hay storage



Machine Shed / Tool Library



32' x 49' machine shed

Chicken Coop



10' x 20' chicken coop

Grain Bin



Newer grain bin with augur going into barn.

Residence

The three-bedroom, one-bathroom residence is available for lease as part of this land access opportunity. The home features three bedrooms upstairs; the kitchen, dining room, and additional office room downstairs; as well as a covered wrap around porch and dry basement for storage.



Dining room



Office space

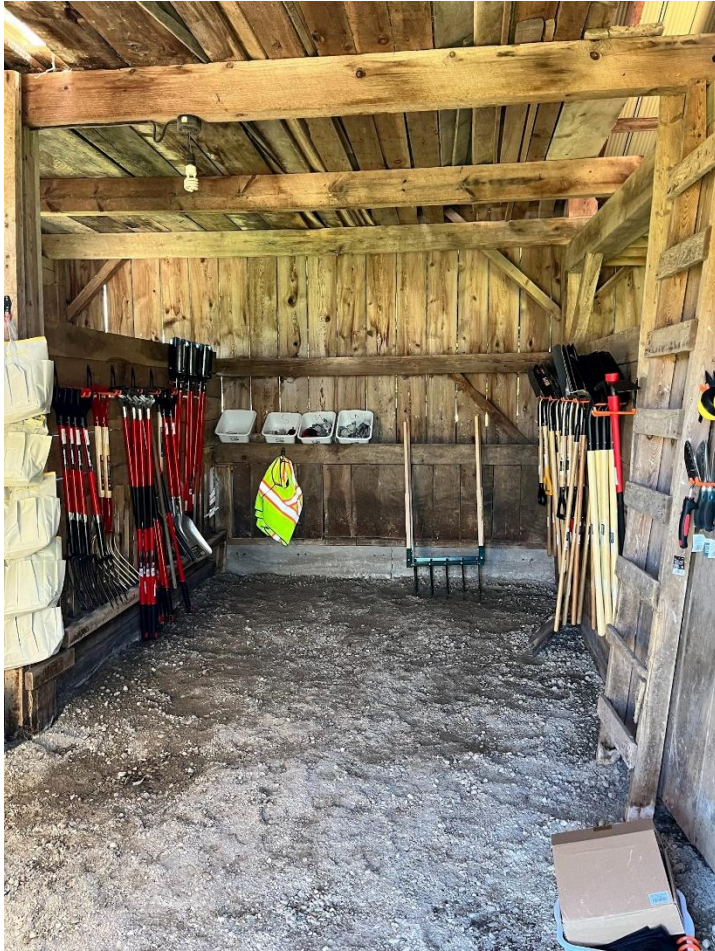


Home exterior



Kitchen

Tools and Equipment



Some of the available equipment includes:

- Older Universal tractor
- Rotary cutter (“Bush-Hog”)
 - Snow blower
 - Grader blade
 - Harrows
 - Square baler
 - Hay rake
- Manure spreader
- Hand + power tools

To apply for this Farmland Access opportunity please fill out an Expression of Interest Form on our website: www.ontariofarmlandtrust.ca