

\$79,900 - 12 Acres Highway 202, Clarksville

MLS® #202400786

\$79,900

Bedroom, Bathroom,
Land on 12.00 Acres

105-A, Clarksville, NS

You have found your private estate, hobby farm, or homestead in the beautiful Rawdon Hills! With R2 Zoning and an approved driveway as well as a second driveway approval this property is ready for your designs. It has even been partially cleared for a building site and yard! Local professionals are able to provide further clearing should you require; (for an excellent rate). Both septic and well approval will be no problem, and there is an excellent aquifer and two natural springs on the property. For those wishing to have livestock - the McInnes Stream flows from the McInnes Falls and reaches this lot and disperses; with a little landscaping this could be used for the year-round watering of animals, or just for a lovely water feature...With plenty of skilled local help and a quarry very near by; your imagination can run wild! The Rawdon Hills aren't just picturesque - they also provide quite a lot of protection from wind and weather. This could be sold as two separate lots of 6 acres should you desire. This can also be purchased on its own or included in the farm for sale next door. With plenty of hiking and riding trails in the immediate area that take you all the way down to the Bay of Fundy or nearby Stanley Airfield this is quite simply a pleasant country oasis. Your perfect estate location awaits you only 30 minutes to Windsor, 30 minutes to Elmsdale, and 40 minutes to Lower Sackville - easy clear commute to the city! Do not delay, come and see this tranquil beauty for yourself!



Essential Information

MLS® #	202400786
Price	\$79,900
Acres	12.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	January 31st, 2025

Community Information

Address	12 Acres Highway 202
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	Clarksville
County	Hants
Province	NS
Postal Code	B0N 1T0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, None, To Be Verified
Parking	Dirt
Waterfront	Stream/Pond

Exterior

Lot Description	Partially Cleared, Level, Sloping/Terraced, Wooded, 10 to 49.99 Acres
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School Information

Elementary	Rawdon District Elementary School
High	Hants North Rural High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 15th, 2025 at 3:17am ADT