



COWAN-SMITH TEAM



Pierce Family Farm Market

2969 Highway 1, Aylesford East, Annapolis Valley NS, B0P 1C0

ZONING: AGRICULTURAL



COLDWELL BANKER
SUPERCITY REALTY

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THE FARM MARKET

Well Established & Proven Traffic

- 14x75
- ZONING: Agricultural
- Steel roof
- Paved driveway,
- Close to Berwick Heights golf course
- Heat pump for cooling and heating
- 2 open face coolers with compressors
- Storage shed in the back

"A lot of customers come from the multi-use trail (Trans-Canada Trail I think) ATVS, cyclists, walkers, etc, for ice cream. 5 Minute drive from Oaklawn Farm Zoo and we get a lot of traffic from there before heading home."

- Inclusions: All farm equipment and anything left in the farm market including homemade jams, pickles, maple syrup, picking supplies, tables...





Pierce's Family Farm Market - From our fields to your table!

Experience the abundance of our community, its fertile land and its creative and hard-working people, all in one place.

Did you know that Nova Scotia is home to the greatest number of Farmers' Markets per capita in Canada? A Nova Scotian tradition - A trip to the Annapolis Valley is not complete without stopping at Pierce's Family Farm Market.

Enjoy fresh products and the opportunity to interact directly with the farmer. Maritime hospitality and opportunity abound!



Food not only nourishes us, it connects us.



Pierce's Family Farm Market - A Local Tradition.

Supporting Local Food and Farmers. Towns all over the province love to support their local artisans by weekly trips to the Farm Market, it's a social event.



Farm family culture. The ties that bind.



Pierce's Family Farm Market - A Family Lifestyle!

Since the Annapolis Valley was settled, its roots have been tied with farming. There are more than 2,400 individual farm businesses in the province – and many of these are in the Annapolis Valley.

"Agriculture as a real career today. It's high-tech business, it has lots of avenues to make a very good living, an extremely good living, and a lifestyle that you couldn't get anywhere else in the world." – Agriculture Minister Keith Colwell



PRIMARY RESIDENCE

Property Type: Single Family Detached

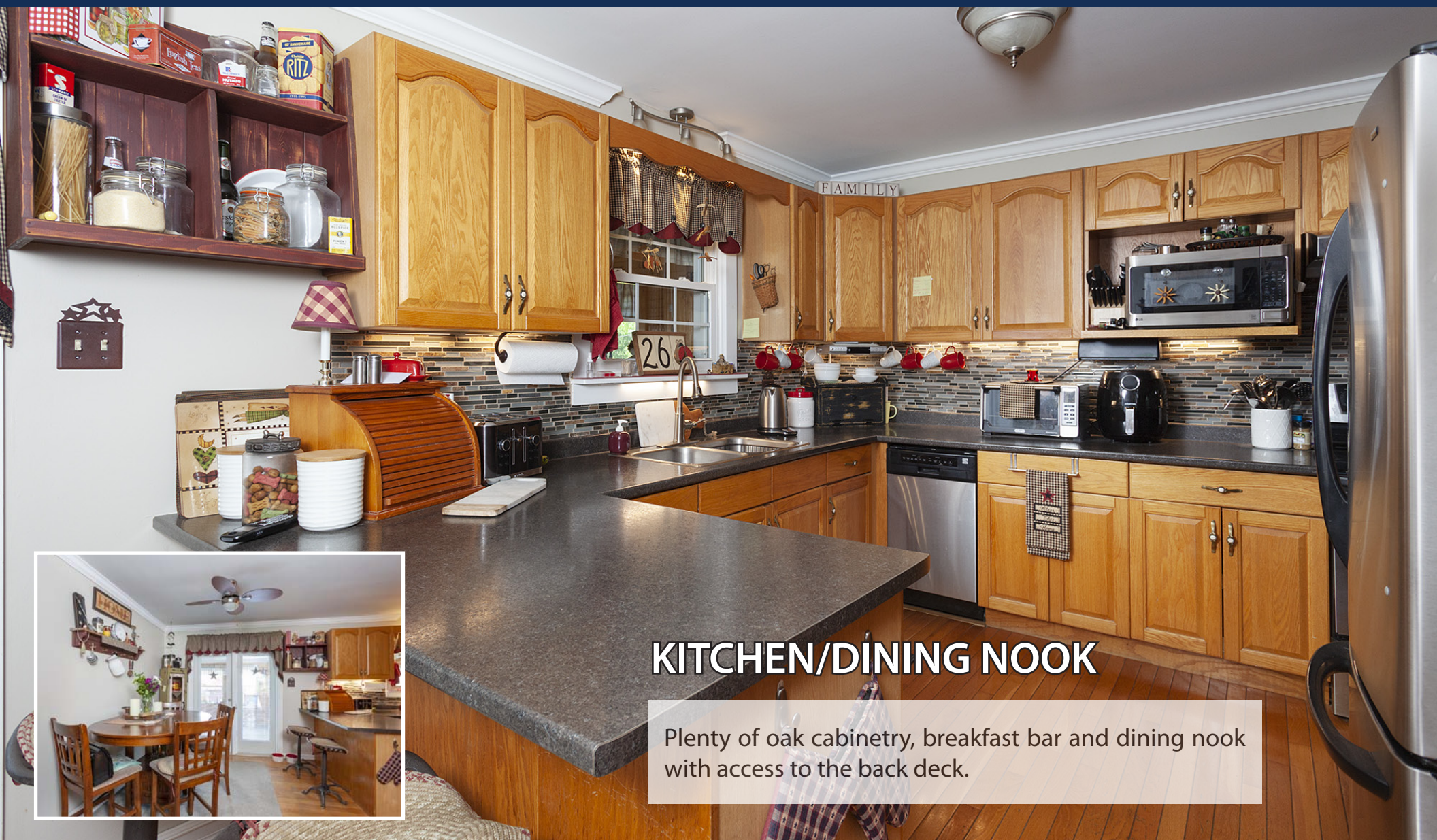
- Completely renovated
- 2010 square feet TLA
- 3 bedroom
- 2 bathroom
- above ground pool, hot tub
- fully developed basement
- heat pump
- detached triple garage
- steel roof
- large deck
- paved driveway,
- close to Berwick Heights golf course.



LIVING ROOM



Enjoy hardwood floors, cool air in the summer and efficient heating during winter.



KITCHEN/DINING NOOK

Plenty of oak cabinetry, breakfast bar and dining nook with access to the back deck.



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THE SUNROOM

Relax and put your feet up in the bright and sunny sunroom at the end of a long day.



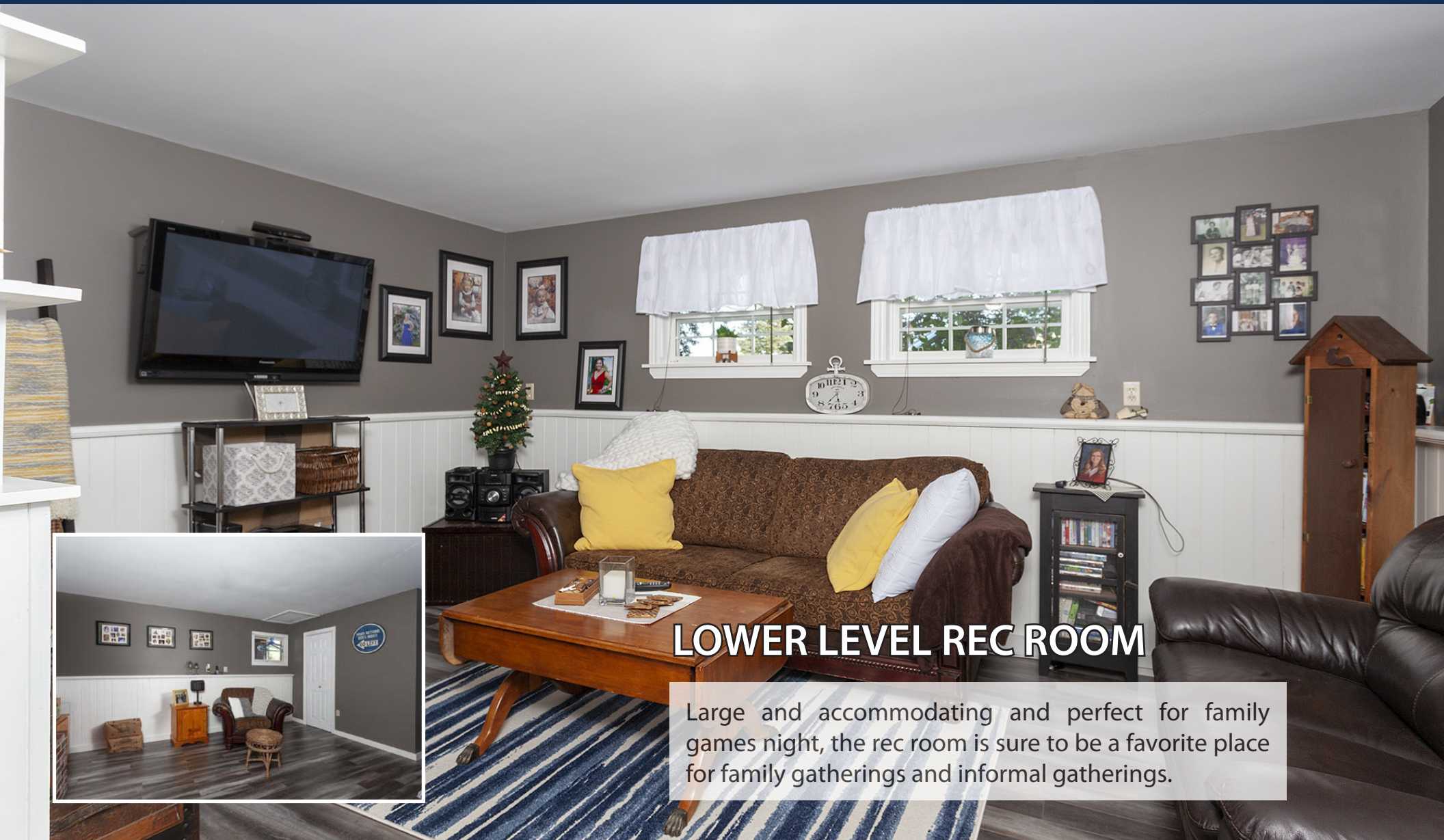
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Two large main-floors bedrooms and a large main-floor 4 pc bath.



LOWER LEVEL REC ROOM

Large and accommodating and perfect for family games night, the rec room is sure to be a favorite place for family gatherings and informal gatherings.



Completing the lower level is a 3 pc bath, large bedroom and convenient laundry room.



YOUR BACKYARD OASIS

A perfect retreat at the end of a long day, soak your worries away in the hot tub. Children of all ages will enjoy the above ground pool.



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WASHING STATION & IMPLEMENT SHED

26.3x15 Washing Station and 20x20 Implement Shed.

WORKSHOP

STORAGE SHED



SHED: Stores chemicals, lawn tools, shovels, etc.'

WORKSHOP: Used for everything... The Office, Packing, bagging, weighing produce to get ready to sell. Cold storage, indoor and outdoor washing stations. Its the "home base" where wholesale customers come. 60x25.6



OFFICE



SHIPPING CONTAINER



Seasonal items:used to hold strawberry boxes, carries, flats, etc.



2009 F150 Ford Truck



2015 Gator 825i
\$14,000



Pellet Stove
\$5,000



Storage Shed
\$2,000



Harrows
\$10,000



New electrical box with
generator access
\$2000



Cultivator
\$1000



Sprayer
\$6000



Cultivators Hopper
\$800.00



Irrigation Pump
\$500.00



Vegetable Washer
\$2500.00



Bagger
\$500



All wooden pallets &
apple bins \$1000.00



Hand Cultivators
\$50.00



Bucket for John Deere
\$500.00



CAT Forklift 2011
\$15000



2008 John Deere Gator
\$3000.00



Packaging Bags & Boxes
\$1000.00



Flats & Boxes



Carts
\$100



CAT Pallet Jack
\$100.00



Digital Scale
\$250.00



Scale
\$150.00



Potato Cutter
\$500.00



Irrigation Fittings and Elbows 3" & 4"
\$1500.00



Hand Planters (2)
\$200.00



2001 Case Tractor Cx70
\$13000.00



Diesel Tank
\$1500.00



Fertilizer thrower
\$1000.00



2015 John Deere H240 with Forks
\$45000.00



Rotary Mower Woods
BB60 \$500.00



Weed Sprayer
\$3000.00



Back Blade
\$150.00



Water Tank
\$150.00



Chisel Plow 1 Row
\$200.00



Washing Station
\$100.00



2017 John Deere 5075E \$30000.00
Trailer \$200.00



Potato Digger \$10000
1994 Massey Tractor \$10000.00



Wiggle Hoe
\$2500



2 Roll John Deere Planter
\$1000.00



Trailer
\$200.00



John Deere 4 Roll Planter
\$3500.00



John Deere Snow Blower
\$3000.00



Hiller
\$500.00



Back Blade
\$150.00



Outdoor Shelving for
Market \$300.00



Harrows
\$1000.00



2 Roll Potato Digger
\$200.00



3 Bottom Plows
\$1200.00



Disc Harrows
\$1500.00



Roller
\$1000.00



Scarecrows
FREE



Transplanter
\$300.00



Forks
\$100.00



Irrigation Pipes 3" & 4" enough for 10 acres \$8000.00



Outdoor Shelving for Market \$300.00



Wagons & Grocery Carts \$500.00



Deep Freezer \$200.00



Open face coolers with outdoor compressors \$3000.00



(2) 2 Door Refrigerators \$3000.00



Irrigation Pump \$250.00



Irrigation Pump \$250.00



Glass top freezer \$400.00



(2) 1 Door Refrigerators \$500.00



Ice Cream Cooler \$500.00
Holds 8 tubs



Market Baskets \$500.00



Heat Pump
\$1500.00



Picnic Tables
\$100.00



Market Tables
\$100.00



Market Tables
\$100.00



Digital Scale
\$200.00



Cash Register
\$200.00



Chalkboards
\$250.00



Disc Harrows
\$1500.00



Washer & Dryer
\$2,300

RENOVATED

3 BEDROOM RENTAL HOUSE

- Perfect Income Generator, this 3 bedroom rental house could serve many uses: Staff accommodations, Bed & Breakfast, Air BnB or easily house family from away.
- Large mudroom with lots of storage and laundry. Painted farmhouse floors upstairs in the bedrooms with a landing. Downstairs laminate flooring in the living room and linoleum flooring in kitchen & mudroom.
- Complete renovated, new windows new siding.

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2969 Highway 1- Primary Residence

- Workable Acres: All.
- No treed acres
- No fenced acres
- No Pasture acres
- No waste acres
- Tilled Acres: 21
- Everything is tilled to the max.
- Rich sandy soil
- 2 ponds with a brook running through the property.

2977 Highway 1 - 3 bedroom Rental

- Front and back yard... The land it sits on.
- Rich Sandy Soil

2983 Highway 1 Market

- 4 acres
- ½ acre of trees
- Rich sandy soil
- All tilled that's not used for market building.
- Just the land it sits on.

EAST of the Market

1. 4 acres
2. All tilled

Land WEST of 2969

- 13 acres in total
- 6 tilled acres
- 7 Tree and brush acres
- Annapolis River running through property.

LAND IN ACRES



COWAN-SMITH TEAM

Primary Residence



Address: 2969 HIGHWAY 1, AYLESFORD EAST

Value: \$152,600 (2019 RESIDENTIAL TAXABLE) \$25,000 (2019 RESOURCE FARM)

3 Bedroom Rental



Address: 2977 HIGHWAY 1, AYLESFORD EAST, LOT ML-4

Value: \$63,400 (2019 RESIDENTIAL TAXABLE)

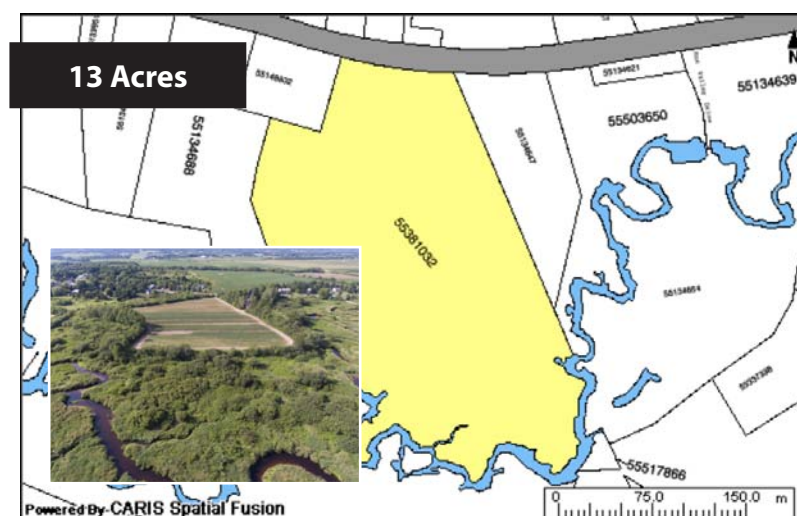
The Market



Address: 2983 HIGHWAY 1, AYLESFORD EAST

Value: \$75,100 (2019 COMMERCIAL TAXABLE) \$4,800 (2019 RESOURCE FARM)

13 Acres



Address: NO 1 HIGHWAY, AYLESFORD, LOT RBP-2-99

Value: \$14,200 (2019 RESOURCE FARM)



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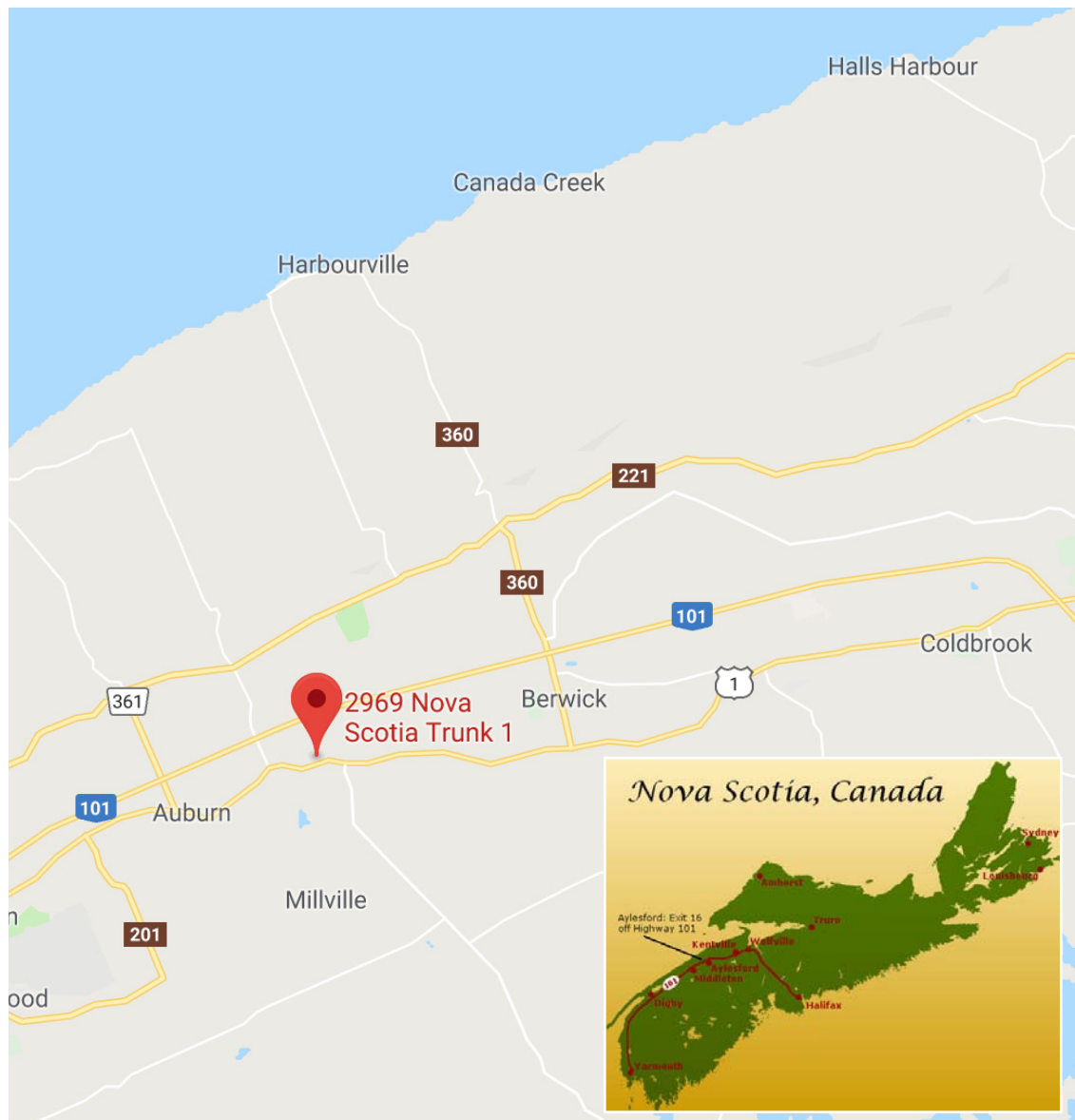


AREA OVERVIEW

Aylesford Nova Scotia, is a farming community in the **County of Kings** in the **Annapolis Valley** of Nova Scotia, Canada. It is located between the North and South Mountains and located roughly 15 minutes from CFB Greenwood and 10 minutes from Berwick. Aylesford is located on the Evangeline Trail (Trunk 1) tourist route, named after the famous Acadian story about Evangeline.

Kings County has a population of 60,600 in the 2016, and is the third largest county in the province. It is located in **central Nova Scotia** on the **shore of the Bay of Fundy**, with its northeastern part forming the western shore of the Minas Basin.

Kings economy and identity are tied into its current and historical role as **the province's agricultural heartland**. A strong agricultural base has been bolstered by the farm-to-table movement and a growing and acclaimed Nova Scotia wine industry, and the success of both has also bolstered the area's tourism industry. The county benefits from the profile, prestige and population gained from hosting both Acadia University in Wolfville and the NSCC Kingstec campus in Kentville. Canadian Forces Base Greenwood (the east coast's largest air force base) and the Michelin tire plant in Waterville both provide significant positive economic impact in the county.



NOVA SCOTIA'S WINE COUNTRY

When you walk through Nova Scotia Wine Country's lush vineyards, you're never more than 20 kilometers from the ocean.

Nova Scotia was one of the first areas to cultivate grapes in North America and today the Annapolis Valley wine region is home to many award winning wineries.

Situated on one of the cooler climate limits for vines, Nova Scotia's soil and mesoclimates create some of the most distinctive premium-quality grapes in North America.

Our wineries have garnered international acclaim for their efforts and genuine passion. There are over 70 grape growers and more than 800 acres under vine in seven different regions across the province.



NOVA SCOTIA TOURISM

The Perfect Spot for a B&B

The culture and heritage of Kings County is reflective of the entire history of Nova Scotia. Its people are as important a part of the culture and heritage as is its facilities and historic features.

It's discovery from top to bottom in the Bay of Fundy & Annapolis Valley region.

Nova Scotia, full of scenic beauty, rich heritage and vibrant culture offers a truly unique vacation experience. We take great pride in our province and invite you to discover the seacoast destination like no other. Nova Scotia is encircled by eleven scenic travel ways that lead you around the provinces. You can explore breathtaking shores - from towering cliffs and long peaceful beaches to picturesque bays and charming villages.



Berwick Heights Golf Course: Berwick Heights Golf Course with 6464 yd, par 72 and 18-hole. Rating of this Golf Course is 71.5 with a slope of 127.



Oaklawn Farm Zoo: An up close animal experience, in a natural environment. Open Easter Weekend to Mid November.



The Bay of Fundy is one of the 7 wonders of North America. The highest tides on earth, the rarest whale, semi-precious minerals & dinosaur fossils.



Tinker Links: 18 Hole Themed Pro Putter Mini Golf with challenging obstacles and interesting Nova Scotia facts!



Berwick: Located within the agricultural centre with shopping, restaurants, farmers' markets, and farm stands located nearby.



Greenwood: Greenwood Mall has over 50 shops to choose from, including Roo's a giant indoor play area for children.