



**Irishtown New Brunswick**

**\$499,900**



Opportunity awaits with this 62 acres of land on scotch settlement road in Irishtown! Moments from other exciting subdivision projects such as Roy Scenic Subdivision, Irishview Estates, Brookridge Estate, this is an excellent location for a new development in this fast growing area! Less than 15 minutes from Moncton, 8 minutes from Costco, 5 minutes from fruit orchards, less than 3km to a small grocery store and the Irishtown Community centre; less than 30 minutes from Parlee Beach and Caissie Cape, and seconds from local NB Snowmobile trails 646 and 648, minutes from Provincial trail 52. This land was previously used as a home with a trailer on it, so it has a drilled well and a holding tank installed. The property also has a 20x20 barn on it, and a 26x26 garage. Excellent location for horses or a hobby farm! The land has not been cut since 2004, and was only selectively cut at that time and there are many mature Oak trees. The front 10 acres were all groomed fields until recent years, and are now overgrown. There was a road that travelled through the property on the west side. It is currently overgrown, but you can see the old ditches and follow it into the property. Many natural springs and a brook run through the land behind the first 10 acres. This could be an excellent investment opportunity, or a chance for someone to build their own home. The neighbourhood is wonde...



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