



## Acreage WOOD ISLANDS Road Mount Vernon Prince Edward Island

\$200,000

Nestled in the heart of Prince Edward Island's lush countryside, this exceptional 32 +/- acre property, featuring approximately 20 acres of established blueberry fields, offers an ideal setting for your vision. Whether you plan to build your dream home, develop a hobby farm, or continue a productive agricultural operation, this land presents outstanding versatility and opportunity. The blueberry fields are well positioned and will be ready to produce for the 2027 growing season, adding strong future income potential. This land has access from Wood Islands road as well as Culloden Road. Conveniently located just 5 minutes from Wood Islands, 15 minutes from Montague, and only 40 minutes from Charlottetown, the property provides the perfect balance of peaceful rural living with easy access to urban amenities. Whether your goal is to live off the land, expand an agricultural business, or invest in a high-potential property, this is a rare opportunity in a desirable location.

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Listing Presented By:



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