



For Sale: Residential Property & Sand Pit

**13243** Thompson Road  
Winchester, ON

**Lennard:** Imagine the *Possibilities*.

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# 13243 Thompson Road

49.61 acres available for sale in Winchester, ON



Size

49.61 Acres



Availability

January 2025



Price

\$3,950,000



Zoning

Mineral Extraction

Sand Pit



Listing Agent

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## Sand Pit - Property Highlights

- Unique 49.61-acre estate with sand pit & residential living
- Featuring a fully operational sand pit with a 40 acre Class B license
- Authorized for above and below water extraction. This licensed pit can produce up to 20,000 metric tonnes of aggregates annually, with potential for expansion to a Class A license offering significant growth for mining and extraction operations.

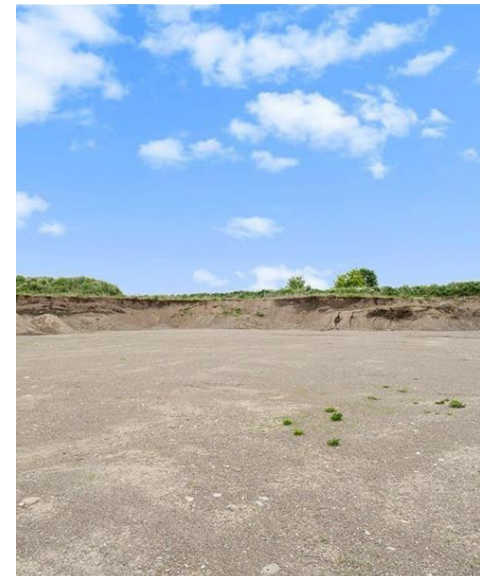
## Residential - Property Highlights

- 5-bedroom, 3-bathroom, residence offers luxury living with cathedral ceilings, a guest loft, 3-car finished garage and a finished basement
- Modern amenities include radiant floor heating, geothermal heating, and an HRV system
- Fully landscaped grounds boast two man-made ponds, a hobby barn, and ample space for outdoor activities
- Multiple ponds ideal for swimming
- Well-constructed coverall building
- Several sheds for equipment storage

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## Photos



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Property Map



## **Lennard:**

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