

COUNTRY HOMES / ACREAGE / HOBBY FARMS

New Tecumseth Rural Property Selling Guide

Prepare the property. Organize the records. Plan the sale.

Use six practical checklists to review septic, well water, outbuildings, land, zoning, utilities and marketing. Identify what is known, what is missing and which questions need professional help before choosing a selling plan.

Request a Free Home Evaluation | Book a Call with Kevin

Kevin Flaherty, Broker | Realtor Since 1988
Top 1% Ontario Realtors | 38 Years Experience | $500M+ Career Volume
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1. Septic System Preparation

Start with available records, known concerns and safe access. A municipal program, lender, buyer condition or proposed work may create different requirements. Agree scope, fees and permissions before booking.

[ ] Locate available plans for the tank and absorption bed; arrange safe professional access without opening or entering tanks yourself.

[ ] Review maintenance and pump-out history with a qualified septic professional; agree any service needed for this system.

[ ] Gather available installation approvals, inspection reports and municipal records; identify gaps rather than assuming a new Use Permit is required.

[ ] Record the installation date, contractor and known repairs or alterations, where documented.

[ ] Keep vehicles and showing activity away from the septic system and absorption area.

[ ] Ask a professional about nearby roots, vegetation or other concerns; do not remove trees or disturb the system without advice.

[ ] Compare approved design information with the current home and use; ask about bedroom or occupancy changes.

[ ] Report slow drains, gurgling, odours or pooling promptly and arrange suitable assessment.

[ ] Ask the Town whether a maintenance/reinspection program, notice or other requirement applies to the address.

[ ] Discuss known condition and record limits honestly; do not promise remaining lifespan or future approval.

Town: septic and source-water information

Record gaps and next steps

Question / missing record	Who will follow up?

2. Well Water and Supply Records

Separate water quality from water quantity. A bacterial result, chemical analysis and supply/recovery investigation answer different questions. A clear result in one does not prove the others.

[ ] Discuss bacterial sampling and result interpretation with the local public health unit, following current collection instructions.

[ ] Discuss supply, recovery and household needs with a qualified well professional; agree an appropriate test and its limits.

[ ] Gather records for ultraviolet treatment, softeners, filters and reverse-osmosis equipment, where present.

[ ] Record the well type, approximate age and depth where supported by records.

[ ] Look for the reported Ontario well record; missing or inaccurate records need follow-up.

[ ] Ask a qualified professional to assess concerns about the well cap, casing, seal or site condition.

[ ] Record known seasonal shortages, pressure changes, contamination events or past flow concerns.

[ ] Service treatment equipment according to its instructions and professional advice; retain receipts.

[ ] Identify potential contamination or runoff concerns for public health or professional review; do not assume appearance proves safety.

[ ] Organize dated test results with method, sampling point and limits; share relevant records without personal information.

A negative bacterial result does not establish chemical safety or adequate supply. Discuss other tests and treatment with public health and the relevant professional.

Public Health Ontario: well-water testing

My priority question

Question / task	Next step

3. Outbuildings, Land and Access

Land value depends on utility, permissions, condition and relevant transactions. A municipal map, fence, aerial image or well record does not establish a legal boundary or right of access.

[ ] Clean and organize barns, workshops, drive sheds and garages where access is safe; use qualified help for hazardous materials or work.

[ ] Record visible roof, door, window or structural concerns and arrange appropriate assessment rather than concealing defects.

[ ] Gather available records for outbuilding electrical, plumbing and other services; identify unverified work.

[ ] Locate existing surveys, reference plans and title/access documents; ask the lawyer or Ontario land surveyor what further evidence is needed.

[ ] Do not mark legal boundaries from fences, stakes, mapping or memory; have uncertain boundaries investigated professionally.

[ ] Gather easement, right-of-way and shared-driveway agreements for legal review.

[ ] Document driveway condition, maintenance and winter access arrangements without promising uninterrupted access.

[ ] Describe documented workable land, woodland, wet areas and regulated areas; distinguish gross lot area from usable land.

[ ] Gather Managed Forest or other land-tax program records and ask about continuing eligibility or change-of-use effects.

[ ] Record known buried tanks, old foundations, abandoned wells or former uses for appropriate environmental and legal follow-up.

Town: property information requests

Record gaps and next steps

Question / missing record	Who will follow up?

4. Zoning, Conservation and Tax Questions

Confirm the actual address and proposed use with the Town and relevant authority. Existing use, a rural label or a nearby property does not establish permission or tax treatment.

[ ] Confirm the applicable zoning designation and any site-specific provisions with the Town.

[ ] Ask about the actual proposed uses: livestock, home business, secondary dwelling or other changes need property-specific checks.

[ ] Use NVCA mapping as a starting point and ask the authority about regulated areas and proposed work.

[ ] Gather available flood, wetland, source-protection and other applicable constraint information; do not assume every rural property has the same designations.

[ ] Collect permits, plans and inspection records for construction, additions and renovations where available.

[ ] Ask the Town and relevant professionals about unresolved setbacks, building approvals or nonconforming structures; age alone does not establish compliance.

[ ] Gather the tax bill and farm/forest classification records; confirm tax treatment and eligibility with the appropriate authority.

[ ] Tell the lawyer and agent about known boundary, access or land-use disputes and relevant correspondence.

[ ] Ask a tax professional about the actual home, acreage, ownership and use history; do not assume all land is covered by the principal residence exemption.

CRA generally limits associated principal-residence land to one-half hectare unless extra land is established as necessary for residential use and enjoyment. Obtain advice about the actual property and use history.

Town: zoning and additional residential units

My priority question

Question / task	Next step

5. Heating, Utilities and Safe Visits

Make service, ownership, operating-cost and access information easy to review. Equipment transfers depend on provider terms and the agreement; do not assume automatic assumption.

[ ] Identify the actual heating sources and available installation/service records.

[ ] Record whether tanks and other equipment are owned, leased or financed; obtain supplier terms and required consents.

[ ] Organize available utility bills with dates and usage context; remove account numbers and personal details before sharing.

[ ] Gather wood-burning-system inspection reports; WETT certifies people, not appliances or installations. Ask the insurer what report it needs.

[ ] Document current internet service, plan and dated speed observations; confirm address-specific options rather than promising availability.

[ ] Describe observed mobile reception and its limits; encourage buyers to check their own needs.

[ ] Explain driveway snow removal and maintenance arrangements, agreements and available costs.

[ ] Keep the municipal address visible and arrange safe emergency and showing access.

[ ] Provide suitable lighting and safe routes for scheduled visits; do not send visitors into unsafe buildings, fields or equipment areas.

[ ] Gather generator installation/service records and transfer instructions; leave demonstrations to a qualified person.

WETT: consumer inspection information

Record gaps and next steps

Question / missing record	Who will follow up?

6. Positioning the Rural Property

Explain the whole property accurately. Match the asking strategy and marketing to relevant evidence, useful features and the seller's priorities while keeping technical and legal questions with the appropriate professionals.

[ ] Discuss who the actual property may suit from its permitted uses, layout, land utility, condition and price-not a presumed demographic.

[ ] Retain Honda's Alliston presence as local context; describe actual routes without claiming a guaranteed employee buyer pool or premium.

[ ] Show privacy, views, mature trees and setting accurately without implying ownership or access beyond the property.

[ ] Describe agricultural or equestrian features from records and professional input; existing paddocks or barns do not establish permitted use.

[ ] Arrange professional aerial photography only with appropriate permissions, safety and operating requirements; imagery is not a land survey.

[ ] Prepare the actual home and outbuildings for Video Narrated VR Animated Online Showings; identify digital alterations without concealing condition.

[ ] Set timing expectations from relevant evidence and the property's readiness and agreement; do not assume every rural home sells more slowly.

[ ] Compare the house, land utility, services, outbuildings, condition and access together; avoid automatic acreage premiums.

[ ] Present the property clearly to local and out-of-area buyers; online interest or viewing does not establish funding.

Honda of Canada Manufacturing

My priority question

Question / task	Next step

7. Your Next Steps

[ ] Request a free property-specific home evaluation from Kevin.

[ ] Book a call or Zoom to discuss the acreage, buildings, services, access and your priorities.

[ ] Use the checklists to gather available records and identify questions needing assessment.

[ ] Review the separately dated New Tecumseth market report; distinguish its reporting geography from the actual property type.

[ ] Discuss which outbuilding or presentation work is useful before committing to cost, permits or a launch date.

Bring these questions to your conversation

Question	My notes
Which records or assessments matter first?	
What land, use or access question is unresolved?	
Which comparisons support the asking strategy?	
What safe showing arrangements are needed?	
Who owns each next step, and when will we review?	

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Rural selling guide and dated market context | New Tecumseth market report
Ontario well records | NVCA property inquiries
CRA: principal residence | Ontario: records of site condition

General seller planning, not a technical inspection, formal appraisal, survey, legal/tax opinion or financing approval. The actual records, professional requirements and signed agreement determine next steps.