



Property & Asset Sale

115± Acre Haskap Berry Farm

48 Elderbank Back Road | Elderbank, Nova Scotia

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Accelerating success.



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Property Overview

Civic Address

48 Elderbank Back Road
Elderbank, NS

Site Areas

PID 41427279	2.55 AC
PID 40212870	50.90 AC
PID 41437625	9.54 AC
PID 41437617	7.77 AC
PID 41437609	8.10 AC
PID 41437591	7.85 AC
PID 40547390	29.00 AC
Total	115.71 AC

Buildings

Equipment Shed (3,500 SF)
Office

Zoning

MU (Mixed Use) Zone

Asking Price

\$1,300,000

115 Acre Haskap Berry Farm

Take advantage of this rare opportunity to own a Haskap berry farm nestled in the scenic countryside of Elderbank, Nova Scotia. Established in 2015 and spanning over 115 acres, the farm has grown into a productive business.

Located less than 30 minutes from Elmsdale and under an hour from Halifax, the property enjoys easy access to key services, shopping, dining, and entertainment options. The farm is also well-connected to major highways, making transportation and logistics straightforward.

Property Features:

- 115± acres of land, perfect for continued agricultural success.
- Approximately 40,000 well-maintained Haskap berry bushes, offering a reliable and abundant yield each season.
- The property includes a spacious equipment shed, with ample storage for all farming needs.
- A small, functional office building, providing a convenient on-site space for day-to-day business.
- All necessary farm equipment is included in the sale, making this a truly turnkey operation.



Click here to view a drone video of the property





The History of the **Haskap Berry Farm**



Property Features

- 7 lots totaling 115.71 acres
- 30,000 mature, 10,000 young Haskap plants
- 2 access points for the property, one (Breakhard Lane) joining Hwy 357, one joining Elderbank Back Road
- Farmed acreage surrounded by the Musquodoboit River
- Equipment shed, 3,500 SF ± currently used for farm equipment & storage
- Small office building
- All leased and owned equipment is included with sale

Equipment	Description	Lease Details
Harvester	2016 Haven CW-RL	Lease Expiry - Sept 15, 2029
Tractor	2022 Kubota L4060 with loader, finish mower, and fertilizer spreader	Lease Expiry - May 1, 2028
Water Tank	2000 Gallon	Owned



Photos Aerial





Photos Office



[Click here to view a drone video of the property](#)

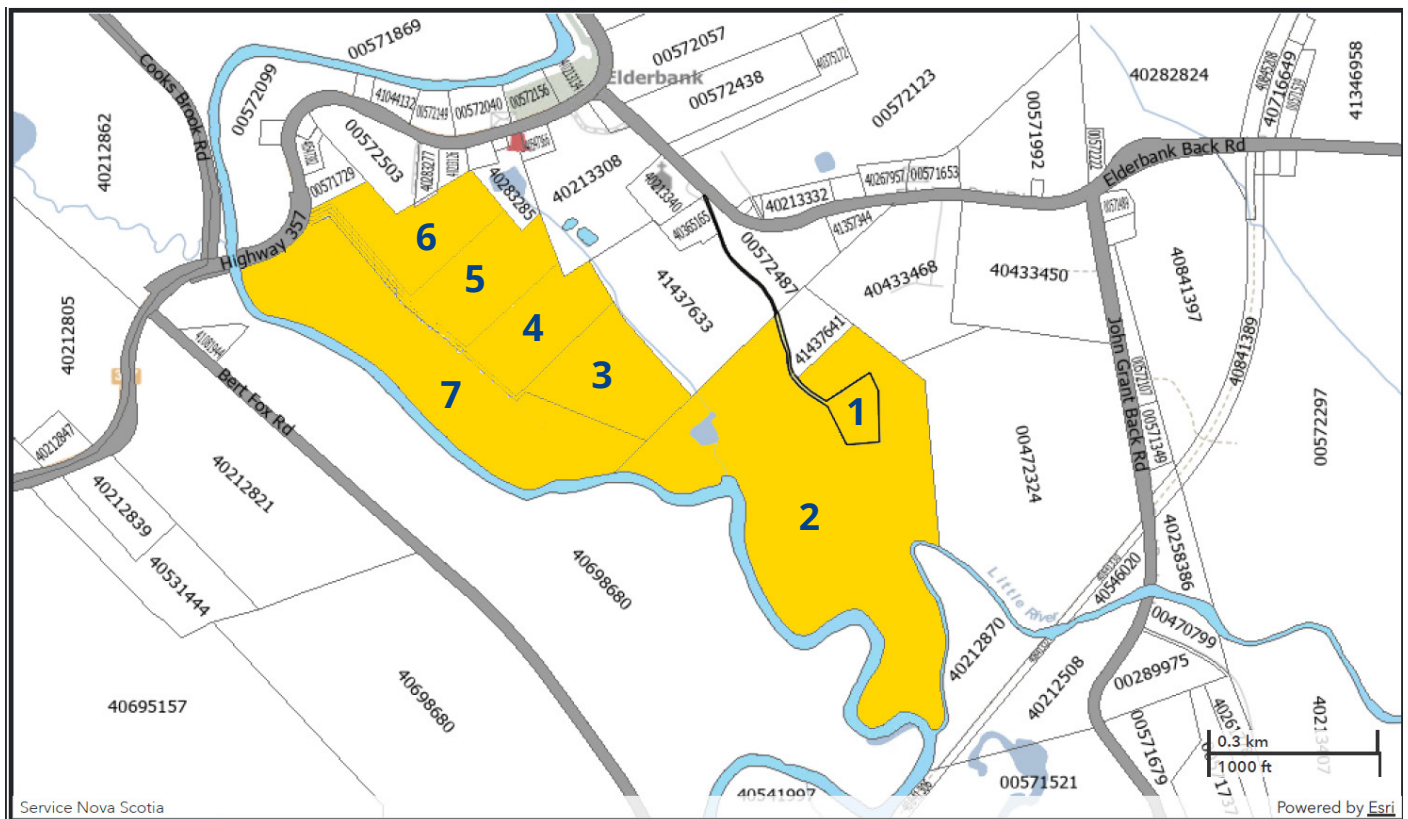


Photos Equipment Shed



PID Map & **Aerial Map**

	PID	Area (Acres)	Assessment (2024)
1	41427279	2.55 AC	\$14,800
2	40212870	50.90 AC	\$66,600
3	41437625	9.54 AC	\$12,500
4	41437617	7.77 AC	\$10,200
5	41437609	8.10 AC	\$10,600
6	41437591	7.85 AC	\$10,300
7	40547390	29.00 AC	\$28,500
Totals		115.71 AC	\$153,500



Land Use: Zoning

MU (Mixed Use) Zone

According to the Musquodoboit Valley & Dutch Settlement Land Use By-Law, no development permit shall be issued in any MU (Mixed Use) Zone except for the following:

Residential Uses

- Single unit dwellings
- Two unit dwellings
- Multi-unit dwellings
- Shared housing use (RC-Aug 9/22;E-Sep 15/22)

Institutional Uses

- Day care facilities
- Community centres and halls
- Open space uses
- Public parks, trails, picnic areas and campsites
- Commercial uses accessory to a public park use
- Museums, interpretive centres, and buildings associated with park development and maintenance
- Historic sites and monuments

Commercial Uses

Convenience stores
Service and personal service shops
Craft shops
Entertainment uses
Commercial schools and gyms
Funeral establishments
Office uses
Kennels
Veterinary clinics
Recycling depots
Restaurants
Outdoor display courts for up to 10 units
Commercial accommodation uses
Short-term rentals (RC-Feb 21/23;E-Sep 1/23)
Short-term bedroom rentals (RC-Feb 21/23;E-Sep 1/23)

Industrial Uses

Automotive repair outlets
Autobody shops
Service industries
Food processing and packaging uses
Trucking, excavation, landscaping and paving services
Welding, plumbing and heating, electrical, carpentry and other trade contracting services and shops
Light manufacturing and processing operations
Warehouses
General contracting, storage yards and services
Cannabis production facilities (RC-Sep 18/18;E-Nov 3/18)

Resource Uses

Agricultural uses
Intensive livestock operations
Greenhouses and nurseries
Forestry uses
Extractive facilities
Existing extractive facilities
Composting operations
Uses accessory to the foregoing uses

For full zoning details, click the link below:

LEARN MORE Land Use By-Law

Note: If this is a printed document visit halifax.ca and search "Musquodoboit Valley Plan Area".

Location Overview

Elderbank

Elderbank is a farming community in the Musquodoboit Valley area of the Halifax Regional Municipality, Nova Scotia at the junction of Routes 357 and 212. The surrounding areas have an array of amenities including Musquodoboit Valley Memorial Hospital, Musquodoboit Rural High School, police station, fire station, River Oaks Golf Club, and various retailers.

The larger communities of Elmsdale and Enfield are a short half an hour commute and offer a further variety of amenities including shopping, restaurants, and grocery stores.



Demographics (50 km Radius)



Current (2023)
Population

445,937



Projected (2033)
Population

518,159
(3.0%+)



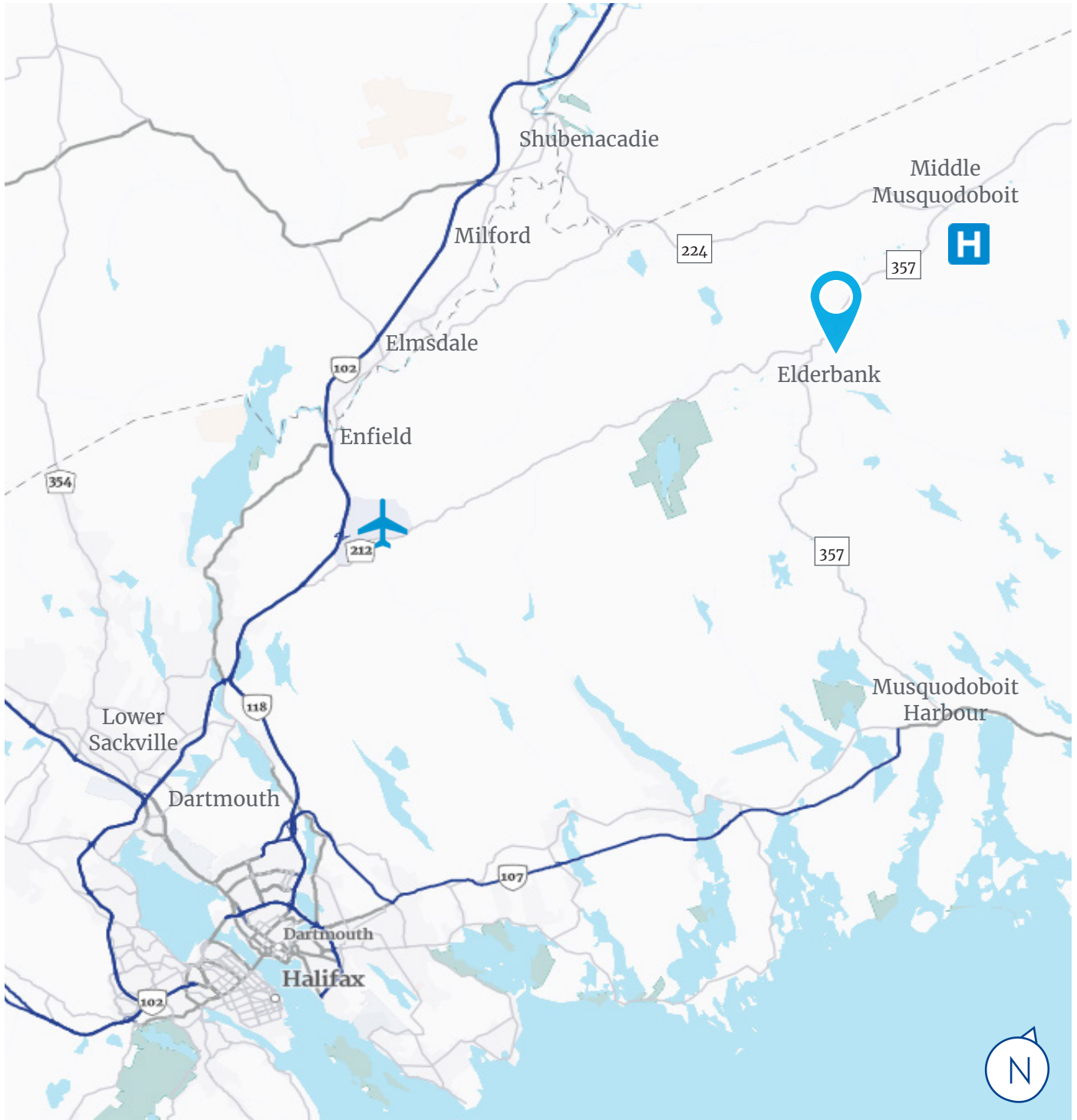
Average Household
Income

\$101,772



Average
Age

41.6%



Highway 102

33 km | 30 min.

**Burnside
Business Park**

53 km | 40 min

Downtown Halifax

60 km | 50 min.

**Halifax Stanfield
International Airport**

35 km | 30 min.

Truro

52 km | 45 min.

**Fairview Cove
Container Terminal**

62 km | 45 minutes

Disclaimer

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