







For sale cultivated land **KARUMATSI**



Viljandi maakond, Mulgi vald, Sudiste küla

A farmstead with its own forest and land



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Plot 514709 m²
Form of ownership immovable
Cadastral register number: 60001:005:0792

Price range 355 000 €

Price per m2 0.69 €



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Additional data

Additional information

An old farmstead with its own forest, agricultural land, and buildings is available in Viljandi County.

The property consists of 2 cadastral units:

No. 60001:005:0791 (area: $70,477 \text{ m}^2$, including $50,641 \text{ m}^2$ of arable land, $1,769 \text{ m}^2$ of forest land, $4,117 \text{ m}^2$ of yard land, $12,135 \text{ m}^2$ of natural grassland, and $1,815 \text{ m}^2$ of other land)

and

No. 60001:005:0792 (area: 444,232 m², including 165,777 m² of arable land, 267,118 m² of forest land, 539 m² of natural grassland, and 10,798 m² of other land).

The entire property is classified as 100% agricultural land.

On the smaller plot are the following buildings:

a residential house (taken into use in 1907, total net area 114.6 m²),

a barn (56.5 m²),

a sauna (11.8 m²),

and a cowshed (63.8 m²).

The buildings require renovation.

Electricity is available (1x10A).

No water supply or sewage system. Heating is provided by a wood-burning fireplace and a wood stove

Access to the property is from a public road.

The nearest (functioning) bus stop (Nurme) is about 600 m away. Mäeküla Lake is about 2 km away.

The property is located approx. 10 km from Karksi-Nuia, 35 km from Viljandi, and 90 km from Pärnu.

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Location

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