



Sutton-Harrison Realty

\$1,100,000

SECTION 35-24-18w in the RM of Dauphin; 634 ACRES , Dauphin, R7N 2V2



• Type: **Lots and Land** • Style: **Lot / Land**



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Sutton-Harrison Realty

Kelwood, R0J0Y0

Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot type: **Rectangular**

Lot size: **634 acres**

Has Suite: **No**

Taxes: **\$5,907 (2022)**

Development Level: **LandOnly**

Description

FOR SALE - Full Section 35-24-18w in the RM of Dauphin. 634 ACRES with East half in Crop and West half currently used for pasture and/or hay although West half approx. 250 acres has been cropped as well. Land is comprised of mainly Isafold fine sandy clay loam and Lakeland very fine sandy loam, Class 4 and 2 soils. MASC Crop insurance rated "F", "G" & "H".

Grazes up to 75 cow/calf pairs, 2 quarters fenced separately. There are 2 dugouts, spring fed and never run dry. This land is mostly open, with only approx. 20 acres bush. Land is rented for 2023 but is available for fall possession. For more info or to arrange a showing please contact your Realtor of choice. MLS # 202315707

ASKING PRICE - \$1,100,000

DIRECTIONS: (Paulson area)

From Hwy 20 & Road 103 West junction between Dauphin and Ochre River - head south 1 mile on Road 103W to property on west side of road.

GPS: 51.11806, -99.88770

Google map link: <https://goo.gl/maps/DydMFFuNEda6gqib8>

NE 35-24-18w - 156.80 ACRES - Roll 45800 - title 1883032

ISAFOLD/FINE SANDY CLAY LOAM 122.21 acres

LAKELAND/VERY FINE SANDY LOAM 34.59 acres

MASC crop insurance rated G

Agri Capability Class 4



NW 35-24-18W - 160 ACRES - Roll 45900 – title 1883032
ISAFOLD/FINE SANDY CLAY LOAM 136.54 acres
LAKELAND/VERY FINE SANDY LOAM 3.70 acres
BUSH AND SCRUB 19.76 acres
MASC crop insurance rated H
Agri Capability Class 4

SE 35-24-18W - 157.09 ACRES - Roll 46000 – title 1883032
ISAFOLD/FINE SANDY CLAY LOAM 91.61 acres
LAKELAND/VERY FINE SANDY LOAM 65.48 acres
MASC crop insurance rated F
Agri Capability Class 2 and 4

SW 35-24-18W - 159.71 ACRES - Roll 46100 – title 1827768
ISAFOLD/FINE SANDY CLAY LOAM 147.36 acres
LAKELAND/VERY FINE SANDY LOAM 7.41 acres
LEARY/FINE SANDY LOAM 4.94 acres
MASC crop insurance rated F
Agri Capability Class 4

TOTAL COMBINED ACRES – 634 ACRES

ASSESSMENT LAND DETAILS FOR THE SECTION:

ISAFOLD/FINE SANDY CLAY LOAM - 498 acres
LAKELAND/VERY FINE SANDY LOAM - 111 acres
BUSH AND SCRUB - 20 acres
LEARY/FINE SANDY LOAM - 5 acres

SOIL TYPES PRESENT:

Lundar Series (LUR)(Class 4DP)
Glenhope Series (GHP)(Class 2M)
Beaverdam Series (BVR)(Class 4M)
Fairford Series (FFD)(Class 4DP)
Inwood Series (IWO)(Class 4DP)
STONES: some stones
SLOPE: 0% - 5%
DRAINAGE: Imperfect to Well-Drained
SALINITY: Non Saline 0 - 4 mS/cm
SURFACE TEXTURE: mostly FINE LOAMY, some COARSE LOAMY, and a bit of SAND

OTHER INFO ON THE LAND:

The land is comprised of Class 4 and 2 soils
MASC Crop insurance rated “F”, “G” and “H”
The East Half is now in Crop, the West Half is currently used for Pasture and/or hay.
West half approx. 250 acres has been cropped as well.
Grazes between 50-75 cow/calf pairs, 2 quarters fenced separately.
There are 2 dugouts, spring fed and never run dry.
This land is mostly open, with only approx. 20 acres being bush & scrub
Land is rented for 2023 but is available for fall possession.
Property Taxes – \$5,907.47 (2022)

Additional Photos



Additional Photos



Additional Photos



Additional Photos

