



Sutton-Harrison Realty

\$330,000

755 acres Alonsa pasture (Silver Ridge area), Alonsa, R0H 0A0



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



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Sutton-Harrison Realty

Kelwood, R0J 0Y0

Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot type: **Rectangular**

Lot size: **755 acres**

Has Suite: **No**

Taxes: **\$384 (2023)**

Development Level: **LandOnly**

Description

FOR SALE - 755 Acres of Pasture Land, located near Alonsa, MB. (Silver Ridge area) 3 Deeded Quarters plus 278 Acres of connected Crown Lease. Currently used as Pasture for 75 Cow/Calf Pairs annually with ample grass. All fenced, with lots of water for your livestock. Located 2 miles east of the town of Alonsa on Hwy 50. (easy access for hauling). Included with the sale is the transfer of 278 Acres of Crown Forage Lease (once sellers can do so). MASC crop insurance rated "H". Ag Capability classes showing 4 and 5. For more info or to arrange a showing please contact your Realtor® of choice. MLS # 202403753 ASKING PRICE - \$330,000-----

-----DIRECTIONS: 2 miles east of Alonsa, along hwy 50 GPS 50.80147, -98.92209-----

LAND PARCELS: 477 DEEDED ACRES NW 15-21-11w - 160 ACRES - roll 140100 - title 2965494 Mostly Isafold & Lunder class 4, some Clarkleigh 5 MASC "H" BUSH & SCRUB 140 acres NATIVE HAY & PASTURE 20 acres SE 15-21-11w - 156.93 ACRES - roll 140200 - title 2965498 Mostly Isafold & Lunder class 4, some Clarkleigh 5 MASC "H" SLOUGH / BUSH 60.93 acres SLOUGH 54 acres NATIVE HAY & PASTURE 32 acres NON-ARABLE CULTIVATED 10 acres SW 22-21-11w - 160 ACRES - roll 143480 - title 3024335 Mostly Isafold & Lunder class 4, some Clarkleigh & Agassiz series 5 MASC "H" BUSH & SCRUB 160 acres -----CROWN LEASE -

Included with the sale is the allocation/transfer of 278 acres of Crown Forage lease that adjoins the deeded land. The Lease Transfer is not yet applied for; but will be done so as soon as sellers are able. NOTE: All Crown Lease transfers are currently on hold; it's still unknown when the lease will be allowed to transfer. CROWN PARCELS: totaling 278 acres NE 15-21-11w - 160 acres SW 15-21-11w - 118 acres LAND BREAKDOWN FROM ASSESSMENT DATABASE: BUSH & SCRUB 300 acres SLOUGH / BUSH 61 acres SLOUGH 54 acres NATIVE



HAY & PASTURE 52 acres NON-ARABLE CULTIVATED 10 acres PRIMARY SOIL TYPES PRESENT: (Ag capability classes showing 4 & 5)Isafold series soil, class 4Lundar series soil, class 4Clarkleigh & Agassiz series soil, class 5MASC Crop insurance rated "H"Property Taxes 2023 - \$384.13

Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.