



Sutton-Harrison Realty

\$1,950,000

1440 Acres Mixed Farm east of Ste Rose du lac., Eddystone, R0L 0S0



- Type: **Farm and Ranch**
- Style: **Bungalow**
- Bedrooms: **3**
- Bathrooms: **1**
- Size: **1500 square feet**



Neil Fraser
 nfraser@sutton.com
 204-573-5137
 neilfraser.point2agent.com

Sutton-Harrison Realty
 Kelwood, R0J 0Y0

Property Summary

Type: **Farm and Ranch**
Style: **Bungalow**
Bedrooms: **3**
Bathrooms: **1 "basement has plumbing started for 2nd"**
Garage: **"Oversized shop"**
Basement: **Yes, Partial "unfinished"**
Size: **1500 square feet**
Lot size: **1440 acres**
Has Suite: **No**
Taxes: **\$4,413 (2023)**
Development Level: **Built**

Description

FOR SALE - 1440 ACRE MIXED FARM east of Ste. Rose du lac near Eddystone, MB. (Shergrove area)

Cattle Ranch with extensive improvements to the land. Recently broke land with drainage and newer tame hay. Land breakdown approx. 160 acres cultivated, 390 acres alfalfa, 800 acres grass hay/pasture and 90 acres with shelters. Yardsite contains 1500 SF 3-bedroom bungalow with newer addition and wrap-around deck; 40x60 metal workshop equip shed with in-floor heat, metal sliding door & overhead door; 32x38 metal pole barn/equipment shed with maternity pen & hot box; Good corrals with newer freestanding panels, gates, windbreak panels, new squeeze chute, crowding tub, alleys, also other sheds and 2 Westeel hopper bins.

Land is comprised of mostly Ag Capability class 4 Lunder, Isafold, Garrioch and Eddystone Series soils.

150 Angus Bred Cow herd and full line of equipment also available, but not included in asking price.

For info, or to arrange a viewing call your Realtor of choice.

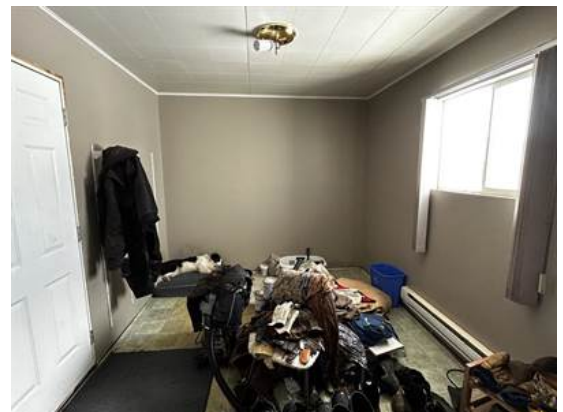
MLS # 202404267

ASKING PRICE - \$1,950,000

DIRECTIONS: From Ste Rose du Lac Jct. of hwy 5 and 68 - head 13 miles east on hwy 68 to "Rd 74W; Shergrove Road" then ½ mile south to yardsite on west side of road.

GPS: 51.042309, -99.197139

9 deeded quarters located in the RM of Alonsa - (1,440 ACRES)
SE 3-24-13w - 80 ACRES (1 of 2) - roll 251150 - title 3192392
SE 3-24-13w - 80 ACRES (2 of 2) - roll 251100 - title 3192397



NE 14-23-13w – 160 ACRES – roll 229500 – title 3192395
NW 14-23-13w – 160 ACRES – roll 229600 – title 3192400
SE 14-23-13w – 160 ACRES – roll 229700 – title 3192400
NE 22-23-13w – 160 ACRES – roll 231200 – title 3192394
NE 33-23-13w – 160 ACRES – roll 233500 – title 3192393
NW 34-23-13w – 160 ACRES – roll 233600 – title 3192396
NE 34-23-13w – 160 ACRES – roll 233620 – title 3192400
SE 34-23-13w – 160 ACRES – roll 233650 – title 3192399

CATTLE (available to purchase, but not included in the farm asking price)

Angus females were exposed in 2023 (125 cows and 32 heifers). There should be 150 good bred's available to purchase. (calving starts approx. May 1, 2024)

5 Angus herd bulls and 1 Angus heifer bull

EQUIPMENT

Ranching and Haying Equipment available to purchase, but not included in the farm asking price.

WATER:

One well feeds house and corrals, 61' deep, drinkable water.

Dugouts in pastures for cattle

OTHER NOTES ON THE FARM:

School bus service to either Ste Rose du Lac schools (K-12) or Ecole Jours de Plaine Francais school in Laurier (K-12)

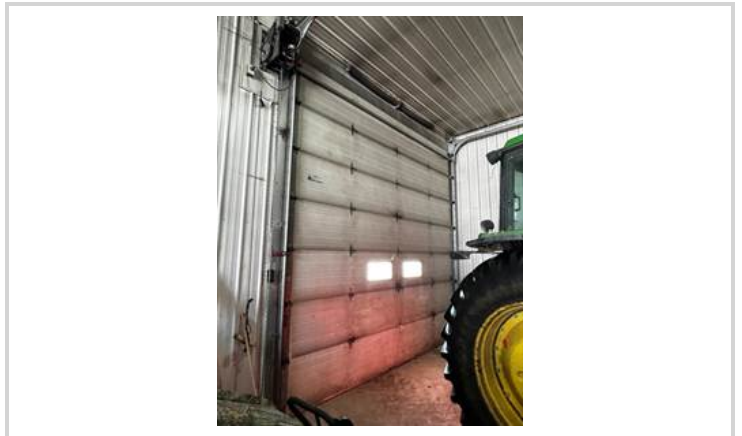
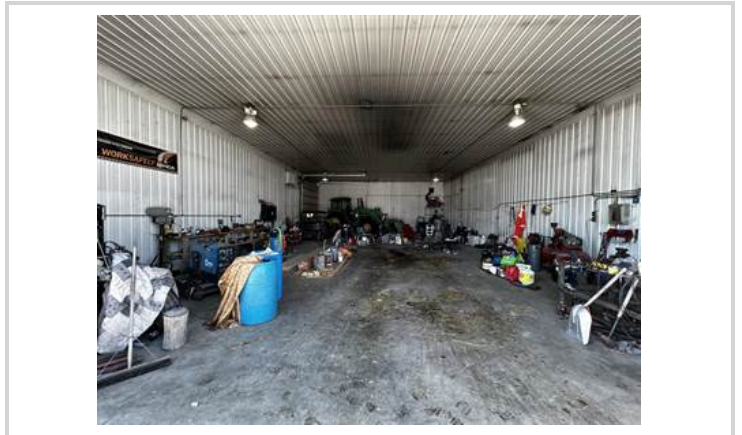
Hydro Utility – approx. \$4,200/yr.

Property taxes - \$4,412.52 (2023)

Additional Photos



Additional Photos



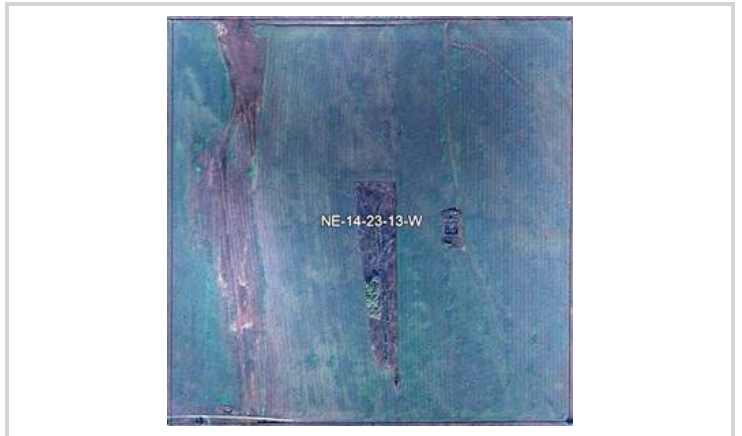
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.