



Sutton-Harrison Realty

\$2,300,000

Big Cattle Ranch - Eddystone, MB. (Ste Rose du Lac area), Eddystone, R0L 0S0



- Type: **Farm and Ranch**
- Style: **1 1/2 Story**
- Bedrooms: **4**
- Bathrooms: **3**
- Size: **1716 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: **1 1/2 Story**
Bedrooms: **4**
Bathrooms: **3**
Garage: **Double, Attached**
Size: **1716 square feet**
Lot size: **5300 acres**
Has Suite: **No**
Taxes: **\$3,620 (2022)**
Development Level: **Built**

Description

5,300 Combined Acre Cattle Ranch at Eddystone, MB., 20 mins east of Ste Rose du Lac.

(2133 Deeded Acres and approx. 3200 acres Crown Forage Lease). Farm carries approx. 400 Cow/calf pairs. Approx 720 acres of workable land. Currently 200 acres is broken to plant; more acres will likely be broken in 2024., balance is either hay land or used for grazing. All land fenced except 4 1/2 quarters. 1716 SF; 1 1/2 storey home with 4-bedrooms, 3-bathrooms, 2-kitchens, attached double garage.

Buildings are metal clad, 2 calving barns; shop; storage sheds. 2 sets of corrals. 3 wells, 18 dugouts.

Seller shall transfer/allocate the lease to buyer once able to do so. For more info, or to arrange a viewing please contact your Realtor of choice. MLS # 202407151

Asking price - \$2,300,000

DIRECTIONS:

Farm is located right at Eddystone, along highway 68. Approx. 20 mins east of Ste Rose du Lac.

From Eddystone – head ½ mile south to Road 141N, then ¾ mile east to yard

GPS: 51.08252, -99.13392-----LAND: Total approx. 5,333 Combined Acres

DEEDED LAND - 2,133 deeded acres SE 33-23-12w; 160 acres; Roll 226250

NW 5-24-12w; 80 acres; Roll 243010

SE 5-24-12w; 156.91 acres; Roll 243040

NW 17-24-12w; 150.43 acres; Roll 244320

NE 18-24-12w; 160 acres; Roll 244400

NW 18-24-12w; 81 acres; Roll 244500

SW 18-24-12w; 81 acres; Roll 244800



NE 19-24-12w; 160 acres; Roll 245000

SE 19-24-12w; 160 acres; Roll 245400 (71057 ROAD 141N - home ¼)

SW 20-24-12w; 160 acres; Roll 245660

NE 30-24-12w; 158.03 acres; Roll 247600

SW 27-24-13w; 160 acres

NE 28-24-13w; 145.83 acres; Roll 257950

SE 28-24-13w; 160 acres; Roll 258100

SE 33-24-13w; 160 acres; Roll 259200

CROWN FORAGE LEASE:

Included with the sale is the allocation/transfer of 20 quarters of crown leased land currently held by the seller, approx. 3200 acres. Seller shall transfer/allocate the lease to buyer once able to do so.

FEED PRODUCTION:

There is approx 720 acres of workable land (390 acres is owned, 330 acres in the lease).

Currently 200 acres is broken to plant; and more acres will likely be broken in 2024., the balance is either hay land or used for grazing.

HOUSE:

Approx. 1716 SF; 1 1/2 storey home with 4-bedrooms, 3-bathrooms, 2-kitchens, attached double garage (in-law suite connected addition). Built in 1950; 28x30 with 2 additions made 18x30 in 1983, and 30x36 in 1993 which includes 12x30 entrance and 2-car garage. 3 bedrooms upstairs, 1 bathroom, main floor has 1 bedroom, 2 full kitchens, dining room, living room, 2 bathrooms, pantry room with sink. Main floor remodeled in 2005, ensuite bathroom recently renovated. Shingles 2015. Unfinished basement. Electric baseboard and in-wall fan heaters. Basement wood furnace isn't currently used (not insured). Septic system is tank with field.

2 CALVING BARN:

Metal clad 30x60 calving barn; insulated, electric heaters and exhaust fans. 13 pens, concrete floor.

Pole Shed 24x24 metal clad calving barn; concrete floor with elect heat attached to 14x26 shed with elect heat, concrete floor, tin roof, plywood walls with red metal sheeting.

WORKSHOP:

Shop 24x26 with plywood walls, red metal sheeting and tin roof.

WATER SUPPLY:

Three wells; one at the barn, approx. 220' can winter lots of cattle. One for house, approx. 65' good quality but not much pressure. And a New well approx. 186' on NE-18-24-12w used to winter 400 cows.

18 dugouts throughout the farm. Large troughs used in corrals, a new waterer bought isn't installed yet.

FENCING:

All land is fenced except 3 quarters. 2 of which are only used to make hay. Some cross-fencing present

CORRALS:

There are 2 sets of wooden corrals, 1 at home and 1 at the NW pasture block

OTHER NOTES ON THE FARM:

Farm carries approx. 400 Cow/calf pairs

Herd of May-calving cows and ranch equipment also available, but not included in the farm asking price.

School bus service to Ste Rose du Lac K-12 schools

HYDRO UTILITY – \$5,900 (2023)

PROPERTY TAXES – \$3,620.21 (2022)

CROWN LEASE COST – \$11,400 (2023)

For more info, or to arrange a viewing please contact your Realtor of choice. MLS 202407151

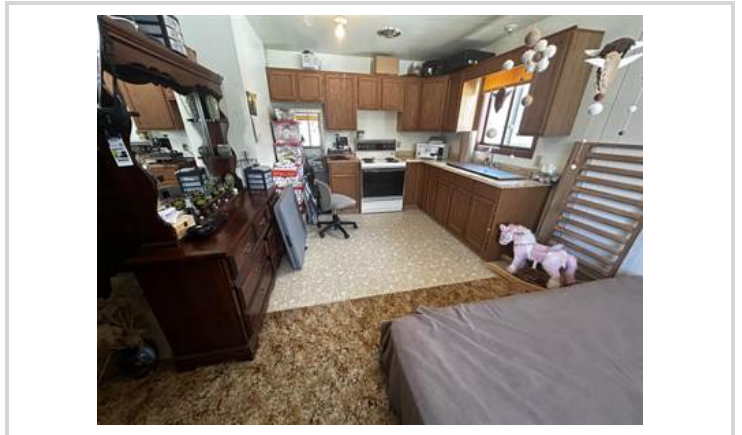
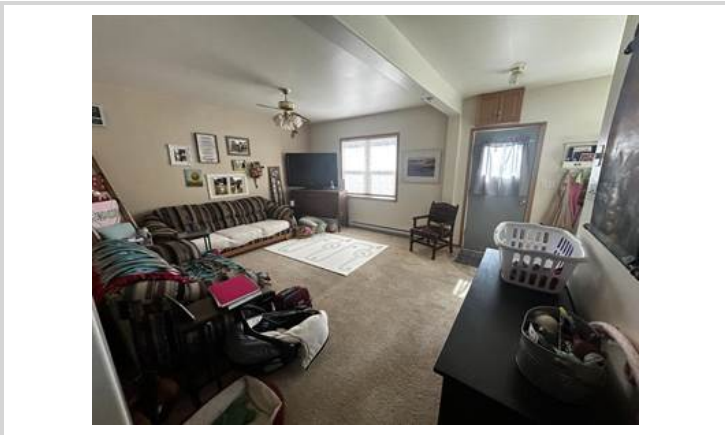
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos

