



Neil Fraser

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\$479,000 | 640.00 Acres | Ranch/pasture
Alonsa, MB

PRICED REDUCED! 640 Acres of Land, located near Alonsa, MB. (Birdinia Area)

4 Quarters in a block used as Pasture for 70 Cow/Calf Pairs annually with ample grass.

All land is fenced, with lots of water for your livestock. Land could be improved for hay production or cropping if required.

MASC crop insurance rated "H" and "I". Ag Capability classes showing 4, 5, 2 & 6.

For more info or to arrange a showing please contact your Realtor® of choice. MLS 202600585

Listing Details

| | |
|-------------------------------|---------------|
| Property Id #: | 17704 |
| Price: | \$479,000 |
| Farm Type: | Ranch/pasture |
| Acreage (Total): | 640 |
| Municipality / County: | Alonsa |
| Province: | Manitoba |
| Postal Code: | R0H 0A0 |

Additional Listing Remarks

| | |
|------------------------|---------|
| Property Taxes: | \$1,100 |
|------------------------|---------|

How to View

| | |
|---------------------|---|
| How to View: | Ask your Realtor of choice to arrange a showing |
|---------------------|---|

Property & Land Remarks

| | |
|------------------------------------|--|
| Land Remarks: | <p>NW 20-21-12w - 160 ACRES Mostly Isafold & Lundar 4, some Springwell 5 MASC "I" BUSH & SCRUB 64 acres NATIVE HAY & PASTURE 56 acres SLOUGH / BUSH 40 acres</p> <p>NE 20-21-12w - 160 ACRES Isafold 4, springwell 5, bit of Glenhope 2 MASC "I" BUSH & SCRUB 140 acres NATIVE HAY & PASTURE 20 acres</p> <p>SE 20-21-12w - 160 ACRES Glenhope 2, Clarkleigh 6, Isafold 4 MASC "I" SLOUGH / BUSH 72.29 acres SLOUGH / HAY 60.53 acres BUSH & PASTURE 27.18 acres</p> <p>NE 17-21-12w - 160 ACRES Clarkleigh 6, Glenhope 2, Isafold 4 MASC "H" BUSH & SCRUB 89.71 acres SLOUGH 60.45 acres NATIVE HAY & PASTURE 9.84 acres</p> |
| Directions: | 4 miles west of Alonsa then mile north. |
| Property Legal Description: | <p>NW 20-21-12w - 160 ACRES – roll 166400 – title 2965495</p> <p>NE 20-21-12w - 160 ACRES – roll 166300 – title 2739257</p> <p>SE 20-21-12w - 160 ACRES – roll 166500 – title 2739253</p> <p>NE 17-21-12w - 160 ACRES – roll 165100 – title 2739261</p> |
| Acreage (Total): | 640 |
| Fenced Acres: | 640 |

Property Photos

Listing #17704



Property Photos

Listing #17704



Property Photos

Listing #17704



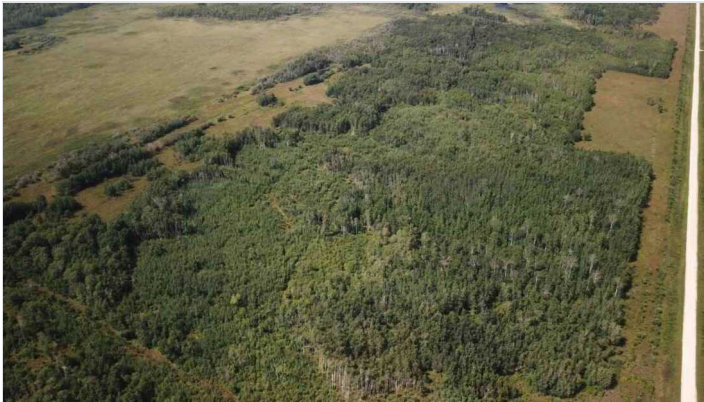
Property Photos

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