



Sutton-Harrison Realty

**\$330,000**

317 Acres in RM of Lakeshore - Rorketon, MB., Rorketon, R0L 1 R0



- Type: **Farm and Ranch**
- Style: **Single Story**
- Bedrooms: **3**
- Bathrooms: **1**
- Size: **1200 square feet**



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**Sutton-Harrison Realty**  
Kelwood, R0J0Y0

## Property Summary

Type: **Farm and Ranch**

Style: **Single Story**

Bedrooms: **3**

Bathrooms: **1**

Garage: **No**

Basement: **Yes, Full "partially finished"**

Size: **1200 square feet**

Lot type: **Rectangular**

Lot size: **317 acres**

Has Suite: **No**

Taxes: **\$1,600 (2022)**

Development Level: **Built**

## Description

FOR SALE - 317 Acres in the RM of Lakeshore - Rorketon, MB.  
NW 7-28-15w and SE 20-27-16w

Home quarter just outside of Rorketon and a Hay Quarter located 8 miles away.

35 acres Crop Land, over 100 acres Hay Land, fenced pasture, huge spring-fed dugout, yardsite with newer well, 1200 SF 3-bedroom, 1-bath home, 2015 Metal 23x44 pole barn/equip shed, 20'x24' Workshop, chicken coop, greenhouse, other sheds & shelters, 1650 bu grain bin.

For more info or to arrange a showing please call your Realtor of choice. MLS # 202324165

ASKING PRICE - \$330,000 dollars

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### DIRECTIONS:

Civic Address - 163143 Road 90W

Home quarter NW 7-28-15 only ½ mile east of Rorketon at Jct of PR-364 & Rd 90W. Hay quarter SE 20-27-16w is 8 miles SW near lake Dauphin.

GPS: 51.38912, -99.57372

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NW 7-28-15W – 157.02 acres - Roll 57500 – title 3017100  
HOME QUARTER civic address 163143 ROAD 90W – only ½ mile east of Rorketon  
35 acres on home quarter has been cropped, the rest is mostly pasture.  
Fenced into 4 paddocks (SW is the largest)  
MASC crop insurance rated “H”  
Agricultural Capability Class 4  
Lundar Series (LUR)(Class 4DP)  
Clarkleigh Series (CKG)(Class 5W)  
stones: Stony  
slope: 0% - 2%  
drainage: Imperfect Drainage  
surface texture: Fine Loamy  
NATIVE HAY AND PASTURE 83.46 acres  
SLOUGH – HAY 55.14 acres  
BUSH AND SCRUB 14.54 acres  
BLDG SITE 3.88 acres

SE 20-27-16W - 160 acres - Roll 44900 – title 3175154  
This quarter they make native hay on, is Located near “Million” by Lake Dauphin  
MASC crop insurance rated “H”  
Lundar Series (LUR)(Class 4DP)  
Agricultural Capability Class 4  
stones: Stony  
slope: 0% - 2%  
drainage: Imperfect Drainage  
surface texture: Fine Loamy  
NATIVE HAY AND PASTURE 96.17 acres  
BUSH AND SCRUB 63.83 acres

#### COMBINED LAND BREAKDOWN FROM ASSESSMENT DATABASE:

Native Hay & Pasture 179.63 acres  
Bush & Scrub 78.37 acres  
Slough – Hay 55.14 acres  
Building Site 3.88 acres

#### HOME QUARTER YARDSITE:

##### HOUSE:

1,200 SF 3-bedroom, 1 bathroom home with partially finished basement, deck  
Outdoor wood boiler and/or forced air furnace, central AC  
Main floor laundry, 4pc bathroom  
Laminate floor, Vinyl siding, Asphalt shingles  
Basement partially finished approx. 75% with sump  
Concrete foundation & cistern  
Cold room in basement for veggies etc.  
200 amp elect service  
AC rad needs upgrade (works but not big enough)

#### OTHER BUILDINGS:

2015 built 1,012 SF Metal pole Barn or Equipment Shed, 23'x44' wired (currently use for calving barn)

480 SF Workshop, 20'x24' insulated & wired.

Wooden grainery/shed

Chicken coop

Greenhouse shed

Other sheds & shelters

1650 bu metal grain bin

#### WATER:

Well is fairly new, approx. 115' (well water is salty)

330' spring-fed dugout on pressure system also provides water to the house

#### OTHER INFO ON THE FARM:

Sellers run 30 cow/calf pairs, also sheep, pasture raised pork, plus horses

School – Rorketon School (K-12) is less than 1 mile away.

Equipment – may be available to purchase, enquire for more info.

Septic system is a tank and field

Property taxes - \$1,600 (2022)

Additional Photos



Additional Photos



Additional Photos



Additional Photos





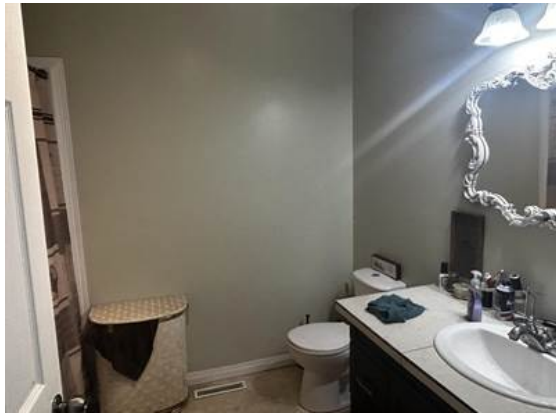
Additional Photos



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