



Sutton-Harrison Realty

~~\$464,900~~ **\$455,900 PRICE REDUCED!**

126 Acre Hobby Farm / Acreage at Silver Ridge, MB. , Silver Ridge, R0H 1M0



• Type: **Farm and Ranch** • Style: **Other** • Bedrooms: **7** • Bathrooms: **4** • Size: **2100 square feet**



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Sutton-Harrison Realty
Kelwood, R0J0Y0

Property Summary

Type: **Farm and Ranch**

Style: **Other**

Bedrooms: **7 "3 BR main house, 4 BR in 2nd house"**

Bathrooms: **4 "2 bath main house, 1 1/2 in 2nd house"**

Garage: **Double, Attached**

Size: **2100 square feet**

Lot size: **126 acres**

Has Suite: **No**

Year Built: **2007**

Taxes: **\$2,877 (2023)**

Development Level: **Built**



Description

FOR SALE – 126 Acre Hobby Farm / Acreage at Silver Ridge, MB. (in the RM of Alonsa)

One-of-a-Kind Property featuring Two Homes (2100 SF, 3BR/2 bath and 1500 SF 4BR/1.5 bath), Two Garages, Nice Shop, approx. 33 Acres Tame Hay land, well-sheltered, immaculate, truly a must see! Creek runs through also. Only 3 miles from Margaret Bruce Beach on Lake Manitoba. Lots of custom touches including new 4-season sunroom addition, new family room addition, 4 new decks, new shed, etc. Newer slate grey appliances, cell booster & internet included; Tractor, Implements, mowers and more are negotiable. A Pristine Private Getaway with many possibilities, you will be impressed!

For more info or to arrange a showing please contact your REALTOR© of choice. MLS # 202326773

Asking price - ~~\$464,900~~ **\$455,900 REDUCED**

LOCATION / DIRECTIONS:

From Junction of Hwy 50 and PR-278: head north 1 ½ miles to lane on west side of hwy.

GPS Co-ordinates: 50.823716, -98.883761

Property Legal Description: (2 parcels)
NE 23-21-11W - 116.90 ACRES - Roll No: 143500 - title 3121614
Lot/Plan 1—2221 - 9.41 ACRES - Roll No: 143710 - title 2797127

MB Assessment database estimated land breakdown:

ISAFOLD/FINE SANDY CLAY LOAM 30.87 acres

SLOUGH - BUSH 41.09 acres

BUSH AND SCRUB 40 acres

ACREAGE 9.41 acres

BUSH AND PASTURE 4.94 acres

2023 Property Taxes - \$2,877.49

ADDITIONAL LAND NOTE: If you are looking to put together a Cattle Operation, there are 1395 Acres available to purchase through another seller that is located only 1 mile away from this property. The MLS number on the other land offering is 202320799.

Here is a link to the details of the other land (note the land could be sold in 2 parts if you don't need all of this land) - <http://neilfraser.point2agent.com/Listing/ViewListingDetails.aspx?listingId=570612334>

Together it would make a good package, contact the listing agent or your Realtor of choice for more info.

Additional Photos



Additional Photos



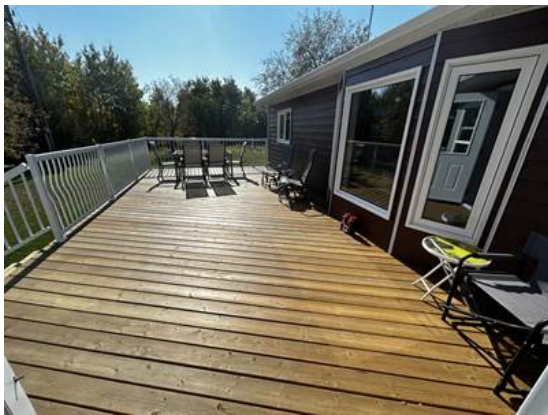
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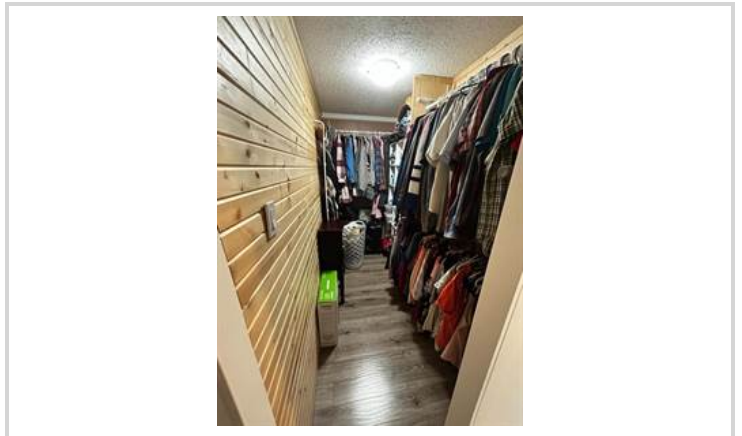
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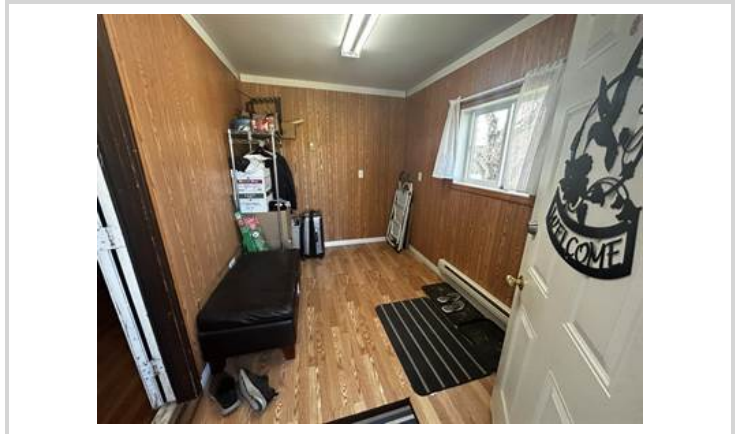
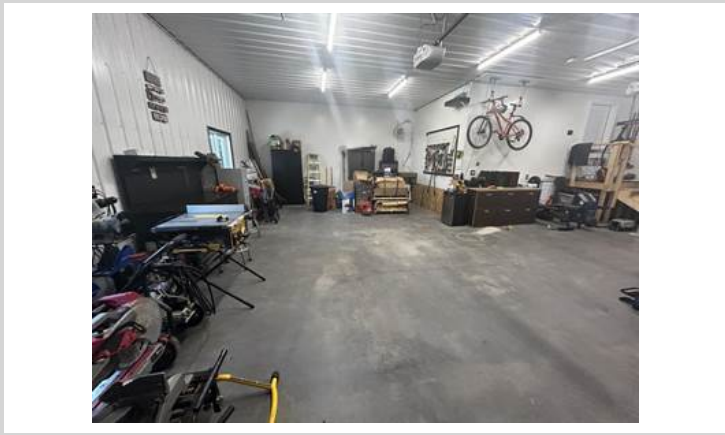
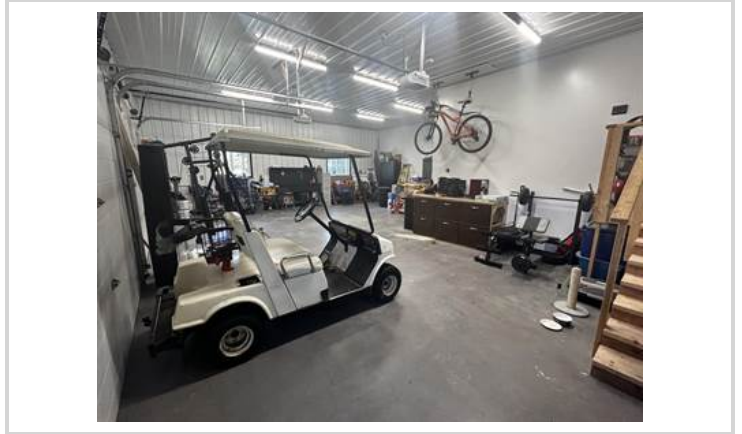
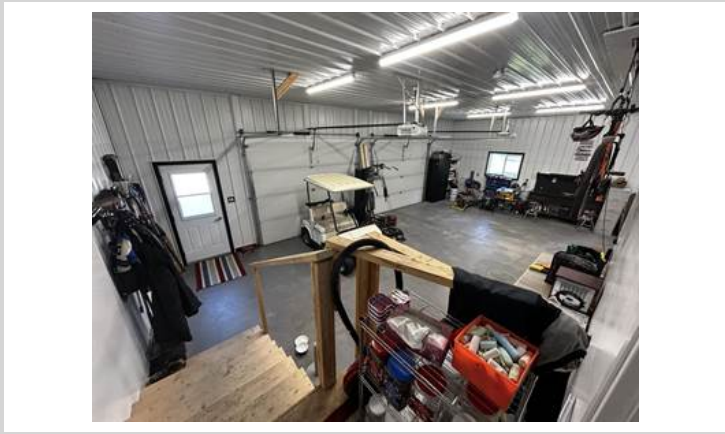
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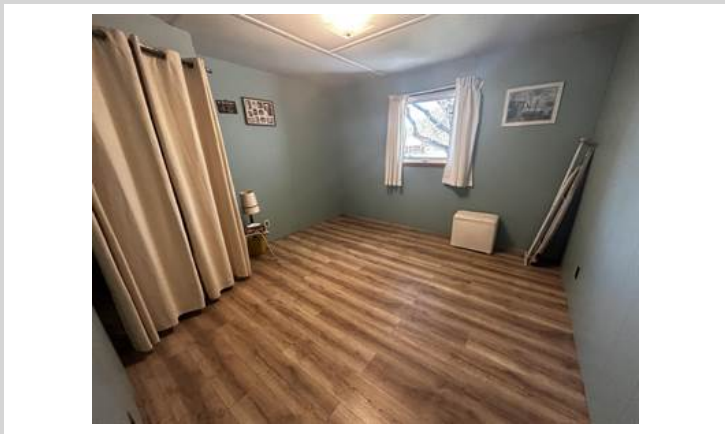
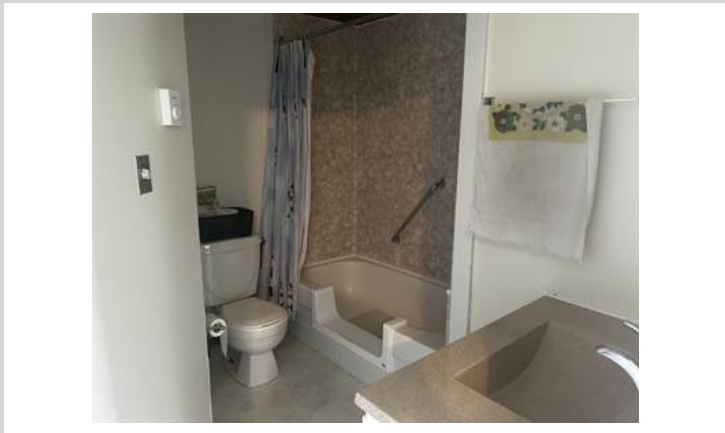
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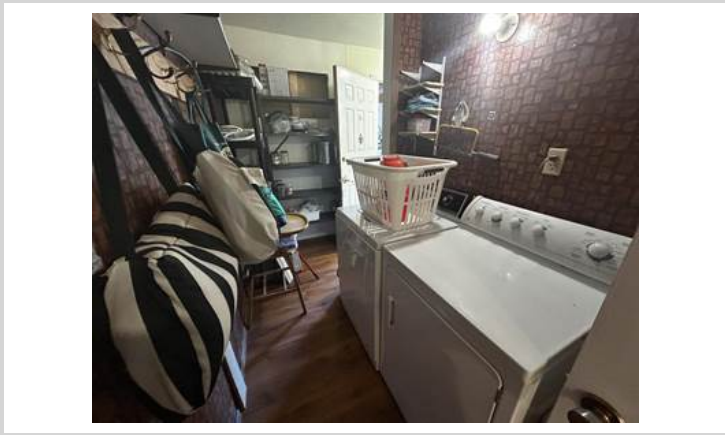
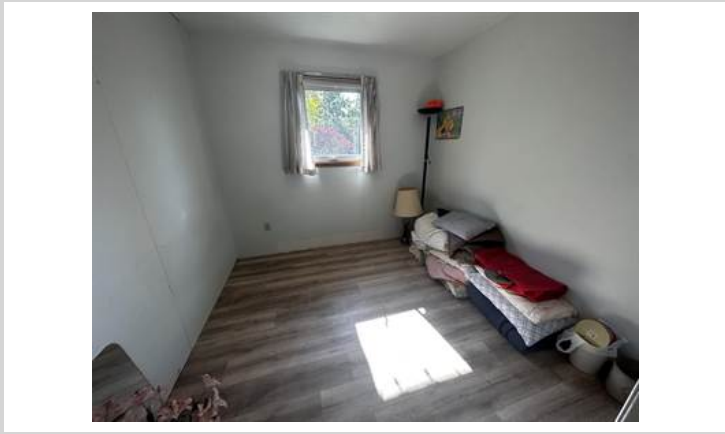
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