



Sutton-Harrison Realty

Reduced! ~~-\$1,420,000-~~ \$1,250,000

Sharpewood Farms 1864 acres, Poplarfield, ROC 2N0



- Type: **Farm and Ranch**
- Style: **Single Story**
- Bedrooms: **3**
- Bathrooms: **1**
- Half Bathrooms: **1**
- Size: **1472 square feet**



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Sutton-Harrison Realty

Kelwood, R0J 0Y0

## Property Summary

Type: **Farm and Ranch**

Style: **Single Story**

Bedrooms: **3**

Bathrooms: **1**

Half Bathrooms: **1**

Garage: **Single, Attached**

Basement: **Yes, Full "unfinished"**

Size: **1472 square feet**

Lot type: **Rectangular**

Lot size: **1864 acres**

Has Suite: **No**

Year Built: **1983**

Taxes: **\$6,000 (2023)**

Development Level: **Built**



## Description

SHARPEWOOD FARMS; Poplarfield, MB.

1,864 acre 3rd Generation Mixed Farm located in Manitoba's Interlake, 90 minutes north of Winnipeg.

Pristine hunting/pasture with 440 acres broken for grain/hay. Featuring 12 quarters of land in a block, completely surrounding Cartier Lake with a hunting cabin near the shoreline. Farm carries up to 150 cow/calf pairs. Seller states approx. land breakdown is as follows: 300 acres crop land; 140 acres tame hay; 400 acres native grass hay; the balance is pasture, slough, bush & scrub, lake, yardsite, etc.

Could be operated as an organic farm, there hasn't been chemicals used in close to 20 years.

1,472 SF 3-bedroom, 1 ½ bathroom home with full basement & attached garage. Wood/elect heat with central AC., main floor laundry, appliances included; 1,536 SF pole shed Metal Shop wired; 672 SF Metal combine shed; 1,900 SF Gambrel Barn with metal roof, loft, 840 SF lean-to; 3 loose housing shelters; honey extraction shed; garden shed; 2 grain bins, corrals, etc. Equipment also available. For more info please contact your Realtor of choice. MLS # 202331734

Asking price - ~~\$1,420,000~~ Canadian dollars **\$1,250,000**

LOCATION/DIRECTIONS: Civic address 128128 ROAD 13W

7 miles West of Poplarfield on hwy 68 to Road 13W, then 3/4 mile North to yardsite on west side.

GOOGLE MAPS LINK: <https://maps.app.goo.gl/HNSnKDbJQxAVYmPh9>

GPS 50.901126, -97.764575

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LAND DESCRIPTIONS: 12 deeded quarters in the RM of Fisher totaling 1,864.08 Acres.

NE 14-22-3W - 155.68 ACRES – Roll 243200 – title 2928762 (home ¼)

Civic Address 128128 ROAD 13W

NE 23-22-3W – 155 ACRES - Roll 247000 – TITLE 2928773

NW 23-22-3W - 112.40 ACRES - Roll 247100 – TITLE 2928765

SE 23-22-3W - 160 ACRES - Roll 247200 – TITLE 2928764

SW 23-22-3W – 159 ACRES - Roll 247300 – TITLE 2928763

SE 22-22-3W – 161 ACRES - Roll 246800 – title 2928763

SW 22-22-3W – 161 ACRES - Roll 246900 – TITLE 2928766

NE 27-22-3W - 159 ACRES - Roll 248600 – TITLE 2928768

SE 34-22-3W - 161 ACRES - Roll 251600 – title 2928769

NW 26-22-3W - 160 ACRES - Roll 248300 – TITLE 2928770

SE 26-22-3W - 160 ACRES - Roll 248400 – TITLE 2928771

SW 26-22-3W - 160 ACRES - Roll 248500 – title 2928772

LAND BREAKDOWN: (Seller states approx. land breakdown on the farm is as follows)

300 acres crop land; 140 acres tame hay; 400 acres native grass hay; the balance is pasture, slough, bush & scrub, lake, yardsite, etc.

OTHER INFO ON THE LAND:

Could be operated as an ORGANIC FARM, there hasn't been chemicals used in close to 20 years.

Land is MASC crop insurance rated G, H, I, with Ag capability ratings: 4, 3, 6 and "O" Organic.

Crop acres are mostly clay loam and fine sandy clay loam.

SOIL TYPES PRESENT: Inwood, Meleb, Crane, Fairford, Pineimuta, Balmoral.

STONES: Ranges between Non-stony to Stony

SLOPE: 0% - 5%

DRAINAGE: Ranges between well-drained to poorly drained.

SALINITY: Non Saline 0 - 4 mS/cm

ASSESSMENT DATABASE ESTIMATED LAND DETAILS:

LOUGH - HAY 571 acres

BUSH AND SCRUB 563.77 acres

NATIVE HAY AND PASTURE 242 acres

INWOOD CLAY LOAM 177.28 acres

SLOUGH - BUSH 118.07 acres

SLOUGH 98.28 acres

BUSH AND PASTURE 73 acres

BALMORAL FINE SANDY CLAY LOAM 15 acres

NATURAL/LIMITED USE 5.68 acres

HOUSE

1,472 SF 3-bedroom, 1 ½ bathroom home with full basement (partially finished), attached 520 SF garage insulated with concrete floor. Combination wood/electric heat with central air. 4pc main bathroom. Main floor laundry. Carpet & vinyl floors. Septic tank w/field. There is a room in basement that is plumbed, could be another bathroom. Basement has cold storage area for potatoes, veggies, canning. Appliances included: large washer & dryer, 2 fridges, 4 freezers, stove.

SHOP

1,536 SF pole shed Metal Shop w/gravel floor, wired.

EQUIPMENT SHED

672 SF pole bldg. Metal combine shed

BARN

1,900 SF Gambrel Barn with metal roof, loft, 840 SF lean-to, stalls, concrete floor

OTHER BUILDINGS

Hunting cabin located near the lake, wooden with metal roof, woodstove, loft.



3 Loose housing shelters or equip storage (1104 SF, 616 SF, 437 SF)

Bee Shed with metal roof, used for honey extraction.

Garden shed

2 flat bottom grain bins (1350 & 1650 bushel)

WATER SUPPLY:

2 Water Wells: 1 for house (130'), 1 for livestock waterers (140').

Water is drinkable from the tap; but is hard. (tested OK for drinking)

Pump shack with fountain & metal wheel containment waterer.

2 Ritchie fountains for livestock

There are 5 dugouts around the farm. The lake is accessible for livestock for drinking.

CORRALS

Corrals made from 2x6x16' rough lumber on railway ties, will need repair.

FENCING:

Fences are up as well as some cross-fencing but are 25 years old and will require repairs. 3 wire barb wire with home quarter surrounded with 3' page wire & barb wire. All treated posts. Lots of RR ties here as well, bundles ready to use.

EQUIPMENT: (available for purchase, but not included in farm asking price)

For info or to receive equipment inventory list please contact listing agent.

OTHER NOTES ON THE FARM:

Private location with almost no traffic.

More acres could be cleared/worked up to be farmed if needed (perhaps 600+ acres more)

Approx 150 cow/calf pairs carrying capacity (have run up to 200 Angus pairs here at one time.) Could be operated as an organic farm, there hasn't been chemicals used in close to 20 years

Could make a great hunting/outfitter farm as there is abundant wildlife present: Elk, Moose, Whitetail deer, Black bear, ducks, geese, etc.

Approx. 10 hunting stands setup around the farm.

There is a private lake in the center of the farm, uncertain how deep it is. They have put 20' poplars down and they didn't touch bottom.

Seller also owns a vacant lot in Poplarfield on west side of Buck statue that could be acquired if one wanted to perhaps setup a farmers market/veggie stand or something.

Lots of expansion potential in this area.

Morel mushrooms, Wild saskatoons, large veggie garden.

Net Set internet

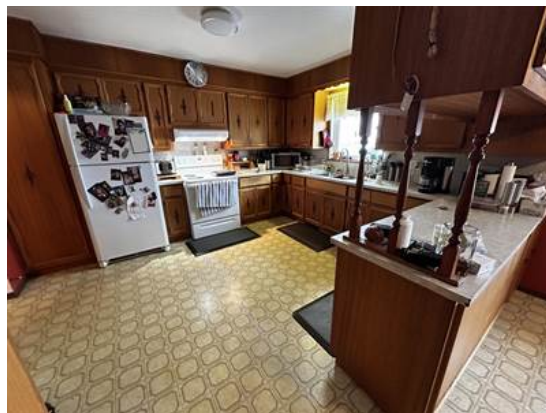
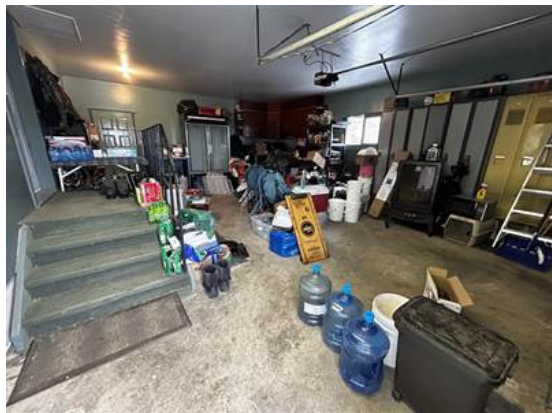
Fisher Branch K-12 schools, bus service to the farm.

Property taxes – Approx \$6000/year

Hydro (elect) \$200/month in summer. \$340/month in winter

For more info or to arrange a showing please contact your Realtor of choice. MLS # 202331734

## Additional Photos





## Additional Photos





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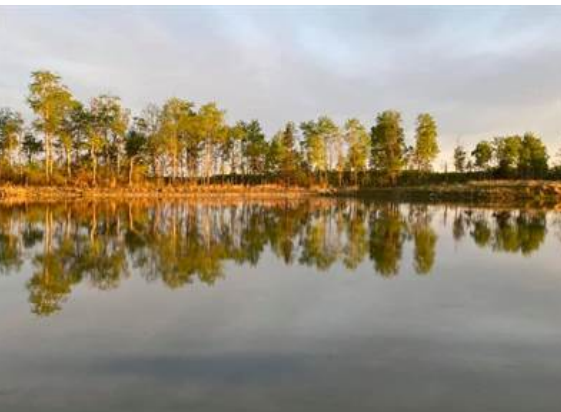


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