



Sutton-Harrison Realty

\$725,000

87152 Road 95N., NW 28-16-15w, Eden, R0J 0M0



- Type: **Farm and Ranch**
- Style: **1 3/4 Story**
- Bedrooms: **4**
- Bathrooms: **2**
- Size: **2000 square feet**



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Sutton-Harrison Realty

Kelwood, R0J 0Y0

Property Summary

Type: **Farm and Ranch**

Style: **1 3/4 Story**

Bedrooms: **4**

Bathrooms: **2 "1 is an ensuite"**

Garage: **Double, Attached**

Basement: **No**

Size: **2000 square feet**

Lot size: **160 acres**

Has Suite: **No**

Taxes: **\$3,858 (2023)**

Development Level: **Built**

Description

NW 28-16-15w Quarter Section Mixed Farm – 87152 Road 95N. Eden, MB. (Neepawa area).

So many possibilities with this versatile property located only ½ mile west of hwy 5. A hillside farm with great views, featuring an updated cozy 2,000+ SF 4-bedroom home, 50'x76' insulated Machine Shed/shop, 24'x36' insulated Workshop with bathroom, 2,300 SF barn, 20'x30' storage shed, 3 grain bins, round pen, etc.

100 Acres Crop land, remaining acres a combination of native hay/pasture, bush & yardsite.

Good water here, have overwintered 350 head of cattle. Note: crop land is rented for 2024 season.

Creek runs through the property as well, and trees provide nice shelter. This could be exactly what you are looking for; somewhere to keep all types of livestock, good crop land, and buildings suitable for agribusiness. For more info or to arrange a showing please contact your REALTOR© of choice.

MLS # 202404349

Asking price - \$725,000

DIRECTIONS: Civic address: 87152 Road 95N

3/4 mile west of junction hwy 5 and Road 95N to yardsite on south side.

GPS: 50.40146, -99.49118

Property Legal:

NW 28-16-15w – 160 ACRES – roll 106100 - title 1971507

Civic address: 87152 A&B Road 95N

LAND DETAILS:



Crop Land (Edwards silty clay, Newdale & Erickson Clay loam) – 100 acres

Native Hay and Pasture, Bush, yardsite – 60 acres

Ag Capability soil ratings – class 3 & 2

MASC crop insurance rated “E”

HOME:

2,000+ SF 4 bedroom, 2 bathroom home with double attached garage, home fully redone in 2009 (addition, metal roof, stone & cedar siding, kitchen, windows, floors, etc.). Has wood burning fireplace, also In-floor heat in house & garage. Appliances included, and some furniture.

OTHER STRUCTURES:

50'x76' metal-clad machine shed/shop, insulated, metal walls, concrete floor (formerly used as a beekeeping/honey business). Has 3 sections, 14'x14' overhead door. 16' ceiling in main section.

24'x36' metal-clad workshop, insulated, plywood walls, tool crib room, bathroom, concrete floor plumbed for in-floor heat, overhead door 9'x12'W. (this workshop is connected to the larger shop/machine shed)

20'x30' metal-clad storage shed.

Approx 2,300 SF metal-clad barn, pit removed, with insulated areas, overhead door.

OTHER INFO ON THE FARM:

Good Water Supply with several winter watering sites, 1 well provides enough to overwinter 350 cattle.

Land Rented Note: Crop Land is rented for 2024 crop season, and bin space until March 2025.

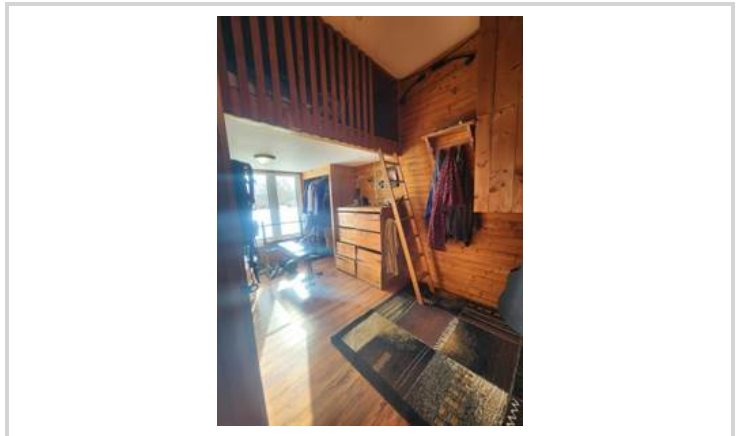
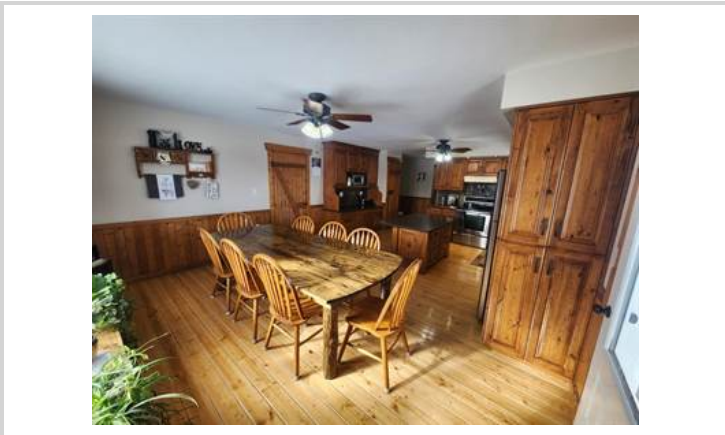
Agribusiness Opportunity – seller's drone spraying & mineral sales business may be able to purchase.

2023 Property Taxes - \$3,858.11

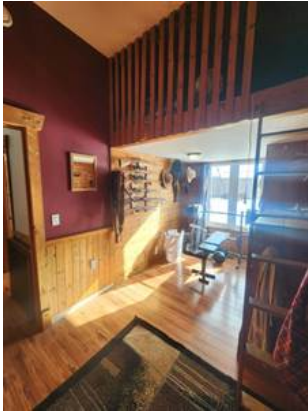
Additional Photos



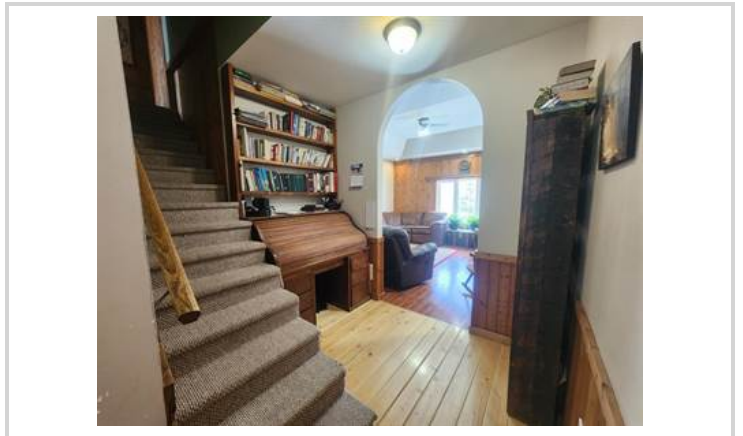
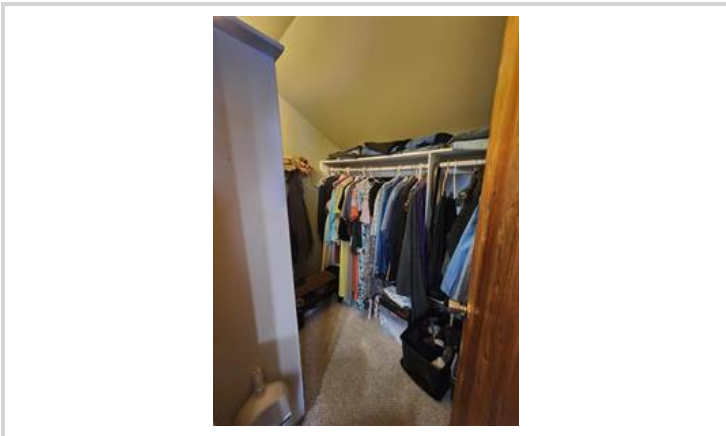
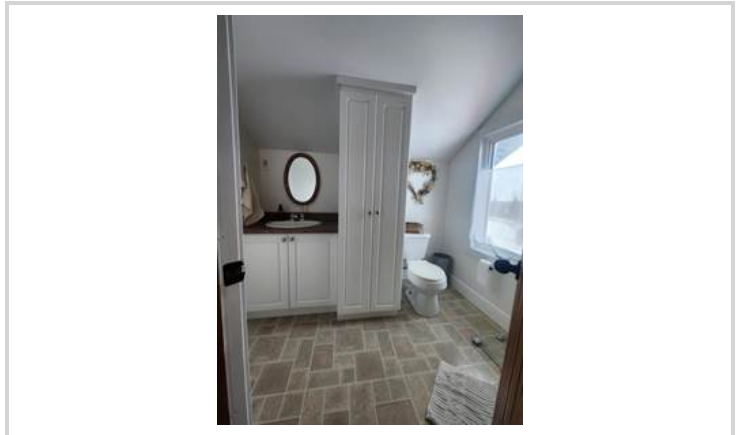
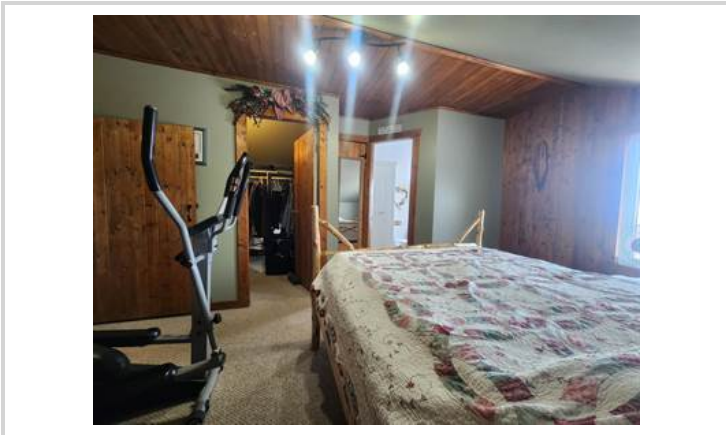
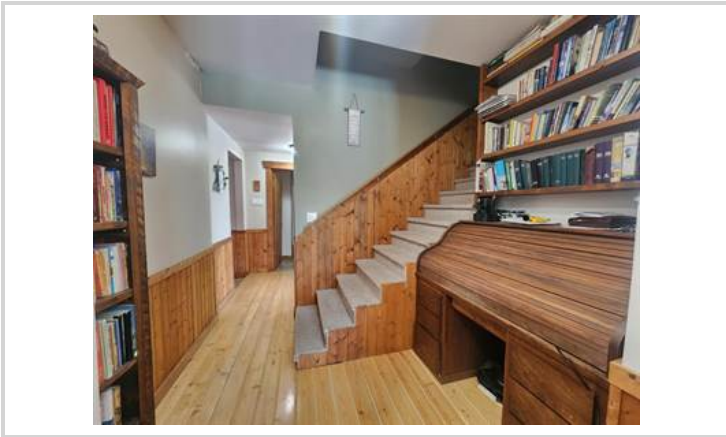
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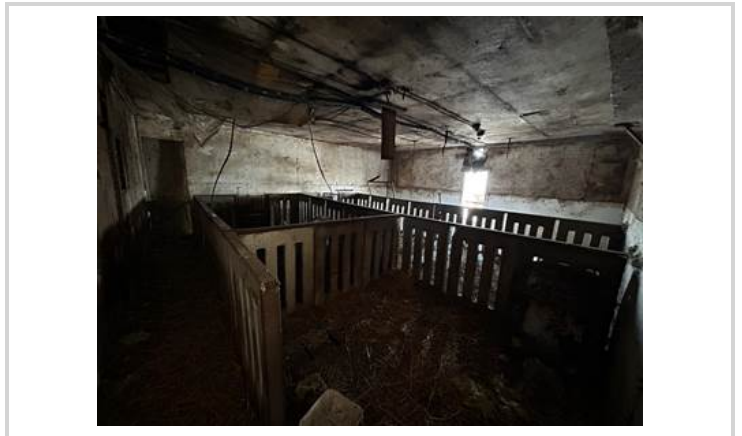
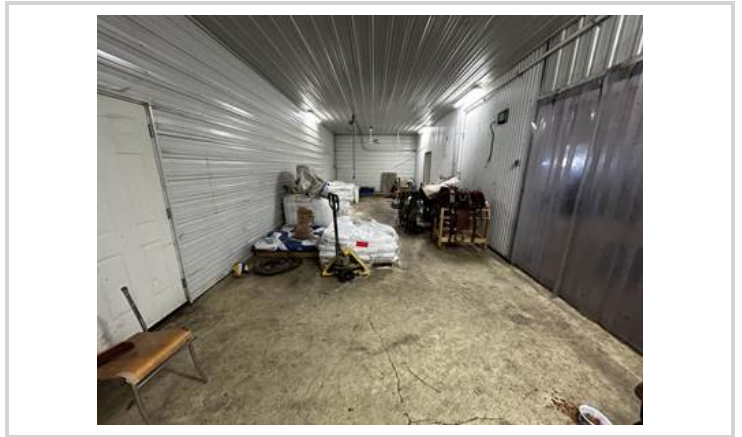
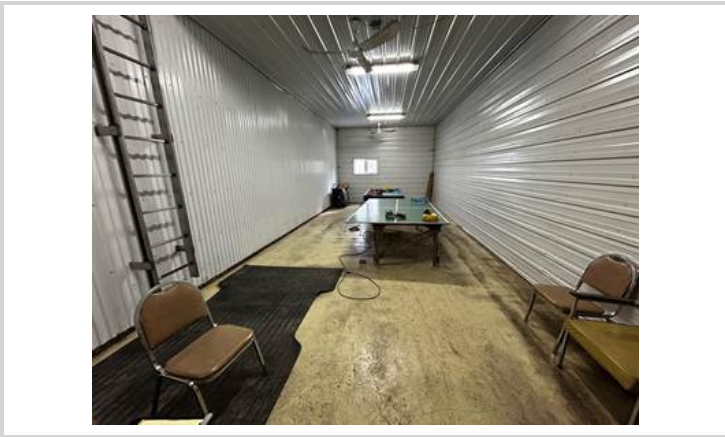
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Information is deemed to be correct but not guaranteed.