



# Sutton-Harrison Realty

**\$1,999,500**

LAKESIDE CATTLE RANCH, Erinview, MB. (Teulon area). , Teulon, ROC 3H0



- Type: **Farm and Ranch**
- Style: **1 1/2 Story**
- Bedrooms: **5**
- Bathrooms: **3**
- Size: **3500 square feet**



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**Sutton-Harrison Realty**

Kelwood, R0J 0Y0

## Property Summary

Type: **Farm and Ranch**  
Style: **1 1/2 Story**  
Bedrooms: **5**  
Bathrooms: **3**  
Garage: **Single, Attached**  
Basement: **Yes, Full**  
Size: **3500 square feet**  
Lot size: **2445 acres**  
Has Suite: **No**  
Year Built: **1979**  
Taxes: **\$6,000 (2023)**  
Development Level: **Built**

## Description

LAKEFRONT RANCH with a beautiful 3500 SF Chalet style home in prime bird/game hunting and ice fishing local. 2445 Acres can graze 400 cow/calf pairs with 1 quarter worked to plant in 2024, remainder is hay & pasture, bush, slough with multiple dugouts, 4 wells (some artesian), and access to lake water. 40x60 steel quonset machinery shed/shop, 3 - 40x70 steel Quonsets for calving/equipment storage, 4 flat btm grain bins, corrals & portable steel panels. New perimeter fence 10 years ago. Equipment available to purchase. With spectacular views of sunsets on East Shoal Lake, this 5 BR, 3 bath, home features a large remodeled kitchen w granite counters, island w induction cooktop, double ovens, new SS appliances, mainfloor laundry and a walk-in pantry. Oversized livingroom features a cathedral ceiling with floor to ceiling windows and access to deck overlooking lake. Large master suite, ensuite, and sitting area in loft. Cedar paneling, hardwood & vinyl flooring, stone & vinyl siding, tin roof, geothermal heat/cooling, attached insulated garage and a 2nd detached garage, large attached gazebo. Full semi developed basement w cold storage, 2x8 construction, concrete foundation. Call your Realtor for info or viewing. MLS 202408021

ASKING PRICE - \$1,999,500

### DIRECTIONS:

From Teulon head west on PR 415 all the way to East Shoal Lake approx 14 miles.

GPS 50.393694, -97.580718



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AG CAPABILITY RATINGS / SOIL TYPES:

MASC crop insurance rated "H", and a bit of "J"

Soil capability mostly class 4; also some class 5

Lundar Series soil (LUR)(Class 4DP)

Clarkleigh Series soil (CKG)(Class 5W)

Stones: stoney, picked in places

Slope: 0% - 2%

Drainage: Imperfect drainage, some poor drainage

Salinity: Non Saline 0 - 4 mS/cm

Surface texture: FINE LOAMY

LAND BREAKDOWN FROM ASSESSMENT DATABASE:

NATIVE HAY AND PASTURE - 649.87 ACRES

SLOUGH - 618.75 ACRES

BUSH AND PASTURE - 589 ACRES

BUSH AND SCRUB - 398.79 ACRES

LUNDAR/FINE SANDY CLAY LOAM - 116 acres

SLOUGH/ BUSH - 40 acres

SLOUGH - HAY - 25 acres

ACREAGE - 5 acres

NATURAL/LIMITED USE - 3 acres

DEEDED LAND: 2,445 Acres in the RM of Woodlands

NE 17-16-1w 160 ACRES Roll No: 253000 title 2665252

NW 17-16-1w 104 ACRES Roll No: 253100 title 2665252

SE 17-16-1w 142.40 ACRES Roll No: 253300 title 2665252

SW 17-16-1w 35 ACRES Roll No: 253500 title 2665252

SE 19-16-1w 21.60 ACRES Roll No: 253900 title 2665252

SE 20-16-1w 160.39 ACRES Roll No: 254400 title 2665252

SW 20-16-1w 153.20 ACRES Roll No: 254500 title 2665252

NE 29-16-1w 160 ACRES Roll No: 258300 title 2665248

NW 29-16-1w 160 ACRES Roll No: 258400 title 2665251

SE 29-16-1w 160 ACRES Roll No: 258500 title 2665245

SW 29-16-1w 160 ACRES Roll No: 258600 title 2665249

NE 30-16-1w 160 ACRES Roll No: 258700 title 2665257

NW 30-16-1w 98 ACRES Roll No: 258800 title 2665257

SE 30-16-1w 132 ACRES Roll No: 258900 title 2665257

Civic Address: 94020 ROAD 5W (home quarter)

SW 30-16-1w 4 ACRES Roll No: 259200 title 2665257

SE 31-16-1w 160 ACRES Roll No: 259500 Title 2665255

SW 31-16-1w 161.27 ACRES Roll No: 259600 title 2665255

SE 32-16-1w 160.11 ACRES Roll No: 260000 title 2665240

SW 32-16-1w 153.44 ACRES Roll No: 260100 title 2665255

BUILDINGS:

2001 Single detached garage, 480 SF, vinyl siding, metal roof

40x60 Steel Quonset machinery shed with concrete floor, wired, with an insulated workshop section.

3 approx 40x70 Steel Quonset sheds, gravel floors, wired, waterer in the corral., 2 were previously used as calving sheds. (There were 4 quonsets, but one was wind-damaged.)

2 Westeel 1950 BU flat bottom bins

2 Buhler 1650 BU flat bottom bins

CORRALS:

Older wooden corrals by the shop and calving sheds, will need repairs as they haven't been used in a while.

They also have portable steel corral panels and a squeeze chute.

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

2 tractors; Crawler dozer; Combine; Baler; Plow; Mowers; sprayer

WATER:

At least 4 water wells on the farm, some of them are Artesian. Believe 120' is the deepest one.

There are dugouts throughout as well. Lots of water for your cattle here.

FENCING:

New perimeter fence installed on entire ranch 10 years ago, mostly 4-strand barbed wire, with some 6-strand in areas. (some may need some maintenance now.)

OTHER NOTES ON THE FARM:

Seller used to run 400 cow/calf pairs, producing additional winter feed elsewhere while grazing all the cattle on this farm. Haven't had their own cattle for 15 years, have been renting the land for crop, hay and pasture since. SE 20-16-1w has been used for cash cropping. May plant oats or some other feed crop in 2024 that a buyer could purchase. Fence on this quarter hasn't been kept up, as it's only used for cropping.

Hay fields should be reseeded, as the alfalfa has petered out. For several years now grass hay has been made by renters or grazed.

More of the land has been cropped or seeded as tame hay in the past.

Ring dyke in place to protect the home from potential flooding.

Great hunting and fishing in the area. (Whitetail deer, Elk, Black bear, etc.)

Private location, long treed entrance with gate

2 trout ponds, windmill aerator

There is another room in basement with an adjoining bathroom, however it doesn't have an egress window (if a window was installed the house would be 6 bedrooms)

Cold room for veggies, etc in basement as well.

Property Taxes – approx. \$6,000 (2023)

Hydro (electric) - \$ to be provided.

Additional Photos



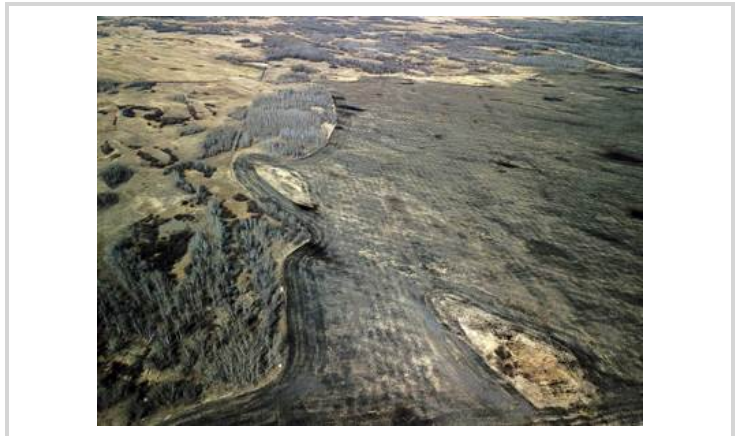
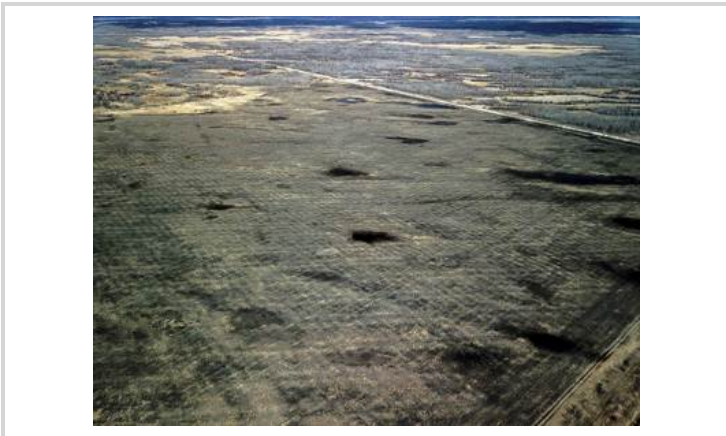
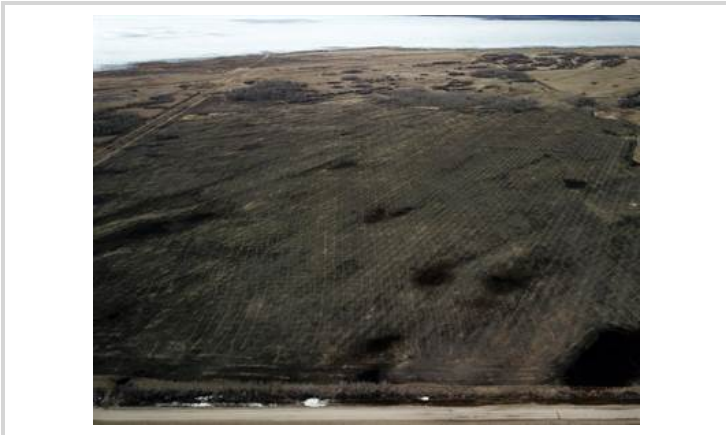
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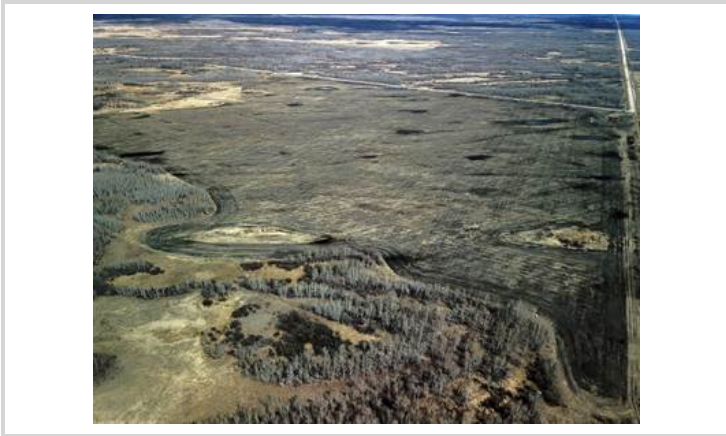


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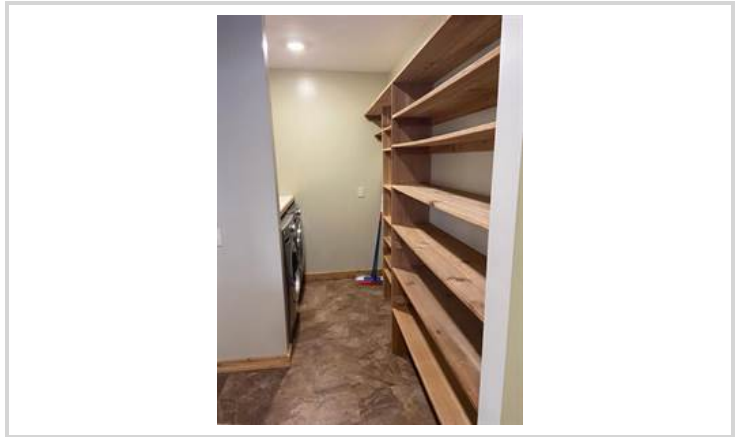
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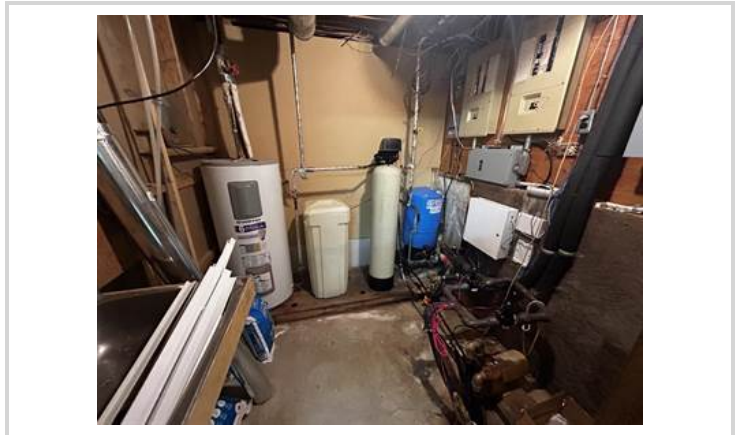
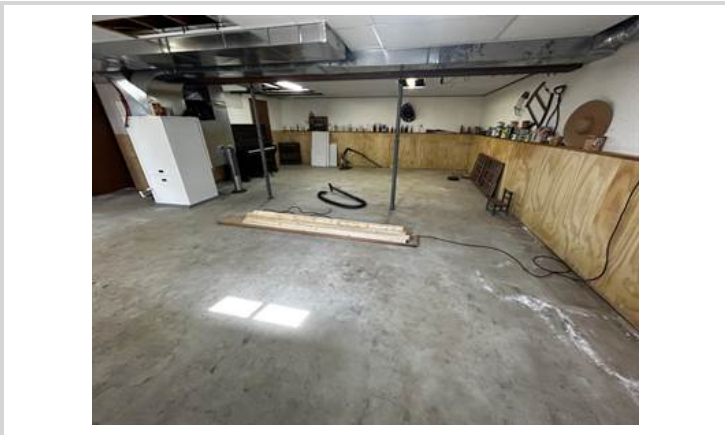
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# Additional Photos

