



# Sutton-Harrison Realty

**\$1,980,000**

LAKESIDE RANCH Cattle and Alfalfa Seed Farm – Ashern, MB. , Ashern, R0C 0E0



- Type: **Farm and Ranch**
- Style: **Single Story**
- Bedrooms: **4**
- Bathrooms: **2**



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**Sutton-Harrison Realty**

Kelwood, R0J 0Y0

### Property Summary

Type: **Farm and Ranch**  
 Style: **Single Story**  
 Bedrooms: **4**  
 Bathrooms: **2**  
 Garage: **Double, Attached**  
 Lot size: **2629 acres**  
 Has Suite: **No**  
 Year Built: **1998**  
 Taxes: **\$6,250 (2023)**  
 Development Level: **Built**

### Description

LAKESIDE RANCH Cattle and Alfalfa Seed Farm – Ashern, MB. (South shore of Dog Lake)2,629 Combined Acres (1439 Deeded acres & 1190 acres of connected Crown Lease)Located on the south shore of Dog Lake, about 30 mins SW of Ashern in Manitoba’s Interlake.Approx. 760 acres of alfalfa/cropable land. The remaining acres a mixture of pastures, bush, yardsite, scrub, slough, etc. Grazing is improved & woodland pastures. Ranch carries 250 cow/calf pairs as is or 400 if you grow corn and start feeding early. Lately the farm has also been used to produce alfalfa seed with leaf cutter bees. Well-sheltered facilities.6 Wells; 5 dugouts, plus lake access watering. Yardsite has 4-bedroom, 2-bath 1,292 SF bungalow with 2015 dbl attached garage, geothermal heat/cooling; house renovated 2014/15; eat-in kitchen/diningroom, main floor laundry, Newer appliances included; woodstove in livingroom; central vac, kitchen island. NEW 42x60 leaf cutter bee shed AC & heat, concrete floor; 2014 metal 40x50 workshop concrete floor, insulated; 2008 metal 30x70 Machine shed wired; 1680 SF calving barn w/Hi-hog maternity pen, metal roof, steel corrals with wooden windbreaks, processing shed; other outbuildings, bins, etc. Ranch is well maintained with lots of natural shelter & beauty. A must-see property. MLS # 202408167Asking price \$1,980,000-----

-----DIRECTIONS:

(Located on the south shore of Dog Lake, 30 minutes SW of Ashern)From hwy 68 – turn north on Rd 44W “Old 514”, straight north to Mason Rd 7.5kmsGPS 51.016642, -98.499836-----

-----LAND

BREAKDOWN:2,629 combined Acre Lakeside Farm (1439 deeded acres, 1190 acres crown lease.)Approx. 760 acres of alfalfa/cropable land. Remaining acres a mixture of pasture, bush, yardsite, scrub, slough, etc.CROP/FEED



PRODUCTION:Approx. 760 acres of workable land (250 acres is Alfalfa, planning to seed another 100 acres Alfalfa this year); about 600 acres could be Alfalfa ground as well.Land has been improved recently, with drainage, reseeded Alfalfa etc.Soil capability mostly class 4; also 5, 6, bit of 7MASC crop insurance rated "H, I & J"

DEEDED LAND: 1,439 Acres in the RM of West InterlakeNW 5-23-8w - 160 ACRES; roll 17200; title 2977972NE 10-23-8w - 160 ACRES; roll 19400; title 2744036SE 16-23-8w - 160 ACRES; roll 22400; title 2744037NW 23-23-8w - 160 ACRES; roll 25000; title 2744039SE 23-23-8w - 160 ACRES; roll 25100; title 2744040NW 26-23-8w - 160 ACRES; roll 26100; title 2744042SW 26-23-8w - 160 ACRES; roll 26300; title 2744042NE 27-23-8w - 159 ACRES; roll 26400; title 2744042 (home ¼)SE 27-23-8w - 160 ACRES; roll 26700; title 2744042CROWN LEASED LAND: (to be allocated/transferred to buyer once able to do so)Approx 1,190 acres crown forage lease, adjacent to the deeded land.HOME WITH GARAGE:1998 built 4-bedroom, 2-bathroom 1292 SF bungalow with 2015 double attached 1672 SF garage with guest room, fitness room, cold storage room. Features Geothermal heat/cooling; house renovated in 2014/15 all walls painted, new floor, mostly laminate, also ceramic tile. Open floorplan with eat-in kitchen/diningroom, Main floor laundry, Newer appliances included; Large custom swiss-made window in master bedroom, 225 amp service, cozy woodstove in livingroom, central vac, kitchen island, septic tank with field.SHOP, MACHINE SHEDS, ETC:2021 Leaf Cutter Bee Shed 42x60 concrete floor, 1/3 climate-controlled bee room; 2/3 front section.2014 Workshop 40x50 concrete floor, insulated walls, wired metal clad2008 Machine shed 30x70 dirt floor, wired, metal cladDetached garage 24x30 concrete floor, wired, wooden clad, metal roofChicken coop has been built into a previously-used "hunter shed" c/w walk-in coolerOther storage sheds, etc.3 Grain BinsCALVING BARN:1,680 SF Barn with concrete floor, 8 pens, wired, metal roof. Hi-hog maternity pen. Camera inside barn and outside for pens, internet enabled cell phone access (can check your cows while in town).CORRALS:Steel corrals, wooden windbreaks. Good shape, handling system included, New Top mount Camera. Reyden squeeze chute with palpation mounted under roof in open-air "processing shed"WATER: (very good quality, soft)6 Wells; 5 dugouts, plus lake access wateringFENCING:All but 3 quarters are fenced; 16 miles of fencing / cross-fencingOTHER NOTES ON THE FARM:Beautiful Spot with lakeview; 3.5 miles of lake frontagePasture all joined; no hauling of cattle required.Sellers have done a lot of fencing and land improvement to the farm in recent years.Buildings have metal roofsThere is some gravel present on the farm, handy if needed.Lots of Saskatoons and other berries to pick.Hunters take note; there are elk in the Ashern area too, along with whitetail deerCrown lease has not yet been applied for allocation/transfer, will do so as soon as possible.Ashern cattle market only 30 minutes away.Ashern Central School K-12 schooling with bus service to the farm.Property Taxes - approx. \$8,400Crown Lease cost - approx. \$4,300Hydro (electric) - approx. \$5,500

Additional Photos



Additional Photos



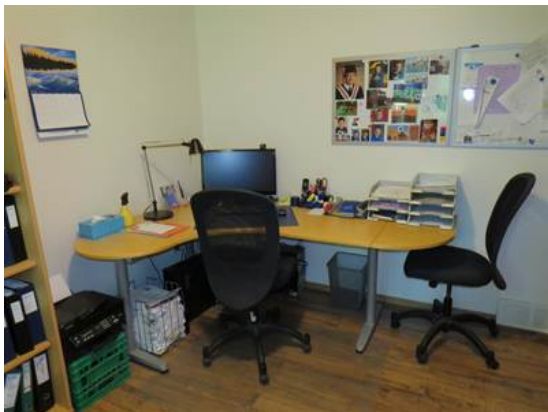
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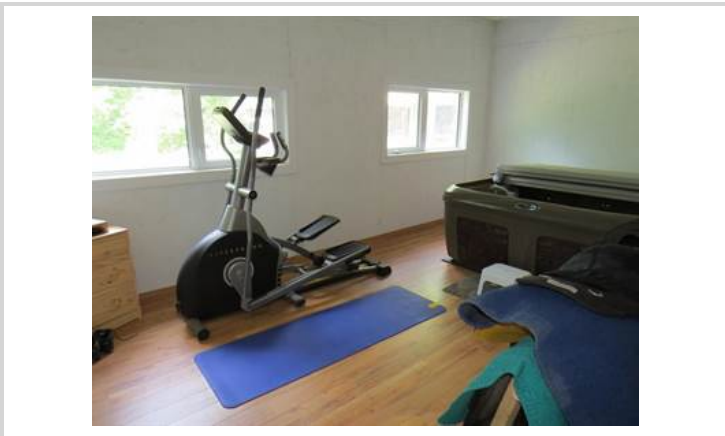
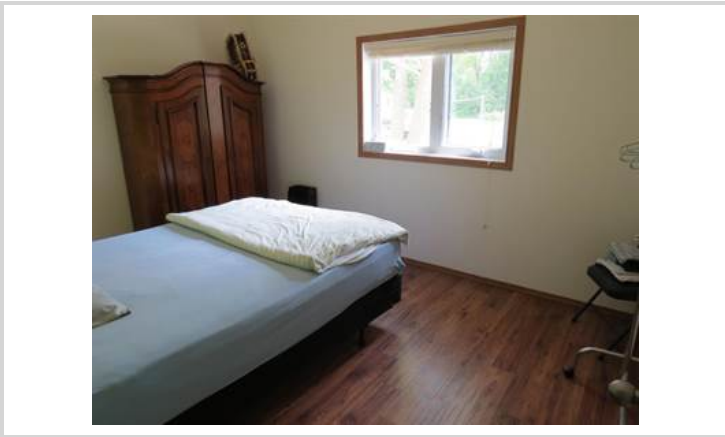


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