



Sheldon Froese

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Stacey Hiebert

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\$5,500,000 | 1117.01 Acres | Grain
Minnedosa, MB

Rare opportunity to purchase a farm with a comfortable, immaculately presented farmhouse, coupled with highly productive soil, all set against the backdrop of the picturesque Little Saskatchewan River Valley. This 1117 acre farm is capable of supporting either an all arable operation or forage production for beef cattle or a mixed farm operation. Most land is fenced and cross fenced and water lines to each paddock. The farm also has agri-tourism potential with an extensive network of trails in its bush and access to both the river and a number of wetlands. Contact listing agent Sheldon Froese at 204.371.5131 or Stacey Hiebert at 204.371.5930 for more details.

Listing Details

Property Id #:	18575
Price:	\$5,500,000
Farm Type:	Grain
Acreage (Total):	1117.01
Municipality / County:	RM of Harrison Park
Province:	Manitoba
Postal Code:	R0J 1E0

Residence Remarks

Primary Residence:	1674 sq ft bungalow home with spacious, open farmhouse kitchen and dining room. Master bedroom with 4 piece ensuite and additional bedroom with access to additional 4 piece bath. Large office. Additional sitting room hosts a certified WETT wood stove. Generous sized mudroom with built in closets, cupboards and sink. 988 sq ft fully finished basement has large family room, utility, laundry room and bathroom with 2 additional rooms.
Garage:	2 car detached, 26' x 24' with additional lean to.

Property & Land Remarks

Land Remarks:	Workable acres are level and gently undulating with the exception of 35 acres of permanent pasture. Remaining acres are mostly bush on the steeper slopes running down into the valley.
Property Legal Description:	NE 15-16-19W, NW 15-16-19W, DESC SE 21-16-19W, SW 21-16-19W, DESC NW 22-16-19W, DESC SE 23-16-19W, SW 23-16-19W
Acreage (Total):	1117.01
Workable Acres:	810
Fenced Acres:	Crossed and perimeter fenced
Soil Type:	Newdale Clay/Loam

Buildings

Cattle Shelter:	24' x 70' metal clad, pole style livestock shed. Connected to a cattle handling system with alleys and holding pens, leading both up to and from a crowding pen, curved alleys with separate squeeze and loading ramp.
Cattle Shelter:	4 corrals, each are 80' x 132'
Machine Shed:	40' x 70' metal Quonset with 220 volt power and gravel floor.
Workshop:	24' x 36', heated and insulated with overhead door and 200 amp service.
Grain or Crop Storage:	6 x 1,650 bu steel bins
Additional:	11 summer troughs and 4 winter waterers fed by winter and summer water lines supplied by gravity fed wet well and pump house next to a 15 acre lake.
Additional:	2 strand high tensile electric perimeter fencing and single wire cross fencing and alleyways.

Additional Listing Remarks

Water Sources Remarks:	Cistern
Property Taxes:	\$11,536.66

How to View

How to View:	Through listing agent Sheldon Froese 204-371-5131 or Stacey Hiebert 204-371-5930
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Property Photos

Listing #18575



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