



Henry Carels

Farm Sales Specialist in western MB

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\$1,566,000 | 392.40 Acres | Grain
Gilbert Plains, MB

Productive open flat grain land located 5 minutes from Gilbert Plains, MB.

This soil zone is well known for its capacity to produce high yielding canola and wheat. Evidence of the amount of grain produced in this area are the large grain terminal and Coop crop input retailers within minutes of the farm. A tidy yard site with a gorgeous view from the three season sunroom of the winding Valley River as well as both Riding Mountain and Duck Mountain parks in the distance is simply stunning. A well maintained tidy 2.5 storey character home with a near new oversized 3 bay garage/workshop all add to the attraction of this lovely generational farm. Grain land is rented for the 2026 crop season. Contact listing agent Henry Carels at 204.573.5396 for more details.

Listing Details

Property Id #:	21638
Price:	\$1,566,000
Farm Type:	Grain
Acreage (Total):	392.4
Municipality / County:	RM of Gilbert Plains
Province:	Manitoba
Postal Code:	R0L 0C1

Residence Remarks

Primary Residence:	Charming 2 and a half storey, 4 bedroom character home with numerous improvements while preserving the original finishing. Handcrafted cabinets with some original hardwood floors and staircase add to the cozy feeling of this well maintained, tidy home.
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Property & Land Remarks

Property Legal Description:	NE 18-25-22W, NW 17-25-22W, DESC NE 11-26-22W
Acreage (Total):	392.4
Workable Acres:	348

Buildings

Workshop:	40' x 40' triple bay garage, 1 bay lined, insulated and concrete floor
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Additional Listing Remarks

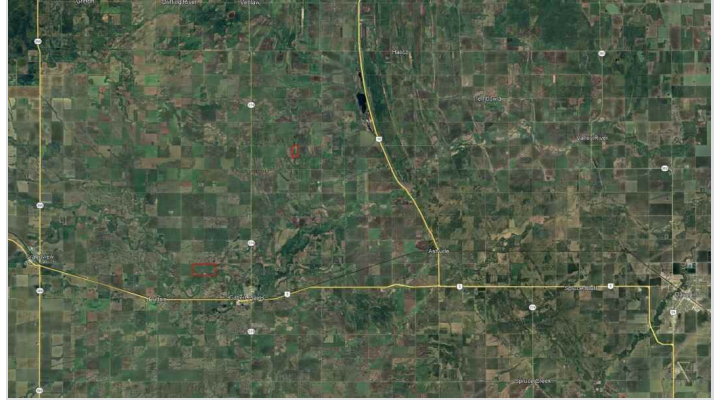
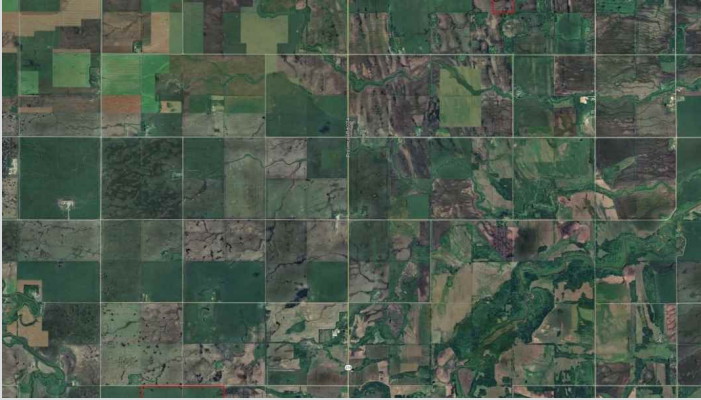
Property Taxes:	\$5126.40
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How to View

How to View:	Through listing agent Henry Carels at 204.573.5396
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Property Photos

Listing #21638



Property Photos

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Property Photos

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A detailed plat map showing land parcels. The map is divided into a grid of sections, with each section containing a name and acreage. The names are arranged in a grid pattern, with some sections highlighted in yellow. The map includes a scale bar at the bottom and a north arrow.

Section	Name	Acreage
1	JOHN W. SPANGLER	1.00
2	JOHN W. SPANGLER	1.00
3	JOHN W. SPANGLER	1.00
4	JOHN W. SPANGLER	1.00
5	JOHN W. SPANGLER	1.00
6	JOHN W. SPANGLER	1.00
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