



Henry Carels

Farm Sales Specialist in western MB

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\$4,650,000 | 1280.00 Acres | Grain
Shoal Lake, MB

Opportunity to purchase 8 adjoining quarters of productive Newdale clay loam farmland. This soil zone is well known for growing high yielding cereal and oilseeds crops. Evidence of the volume of grain produced in this area are the major grain terminals and all the major farm equipment dealerships located within 15 minutes at Shoal lake MB. The nicely established yardsite which includes bungalow house, machine shed, workshop and grain storage all adding to the value of this family farm. Contact listing agent Henry Carels at 204.573.5396 for more details

Listing Details

Property Id #:	21892
Price:	\$4,650,000
Farm Type:	Grain
Acreage (Total):	1280
Municipality / County:	RM of Hamiota, Yellowhead
Province:	Manitoba
Postal Code:	R0J 0C3

Residence Remarks

Primary Residence:	Bungalow style home, basement and single attached garage. 3 bedrooms, 1.5 bath
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Property & Land Remarks

Property Legal Description:	NE 33-15-24W, NW 33-15-24W, SE 33-15-24W, SW 33-15-24W, NE 3-16-24W, NW 3-16-24W, SE 3-16-24W, SW 3-16-24W
Acreage (Total):	1280
Workable Acres:	900
Soil Type:	Newdale Clay/Loam

Buildings

Machine Shed:	40' x 60' Quonset style
Workshop:	30' x 40' with concrete floor
Grain or Crop Storage:	8 x 3,000 bu, 2 x 3,500 bu, 2 x 2,000 bu, 1 x 3,350 bu, some with aeration

Additional Listing Remarks

Water Sources Remarks:	Well
Property Taxes:	\$16,759.98

How to View

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

Listing #21892



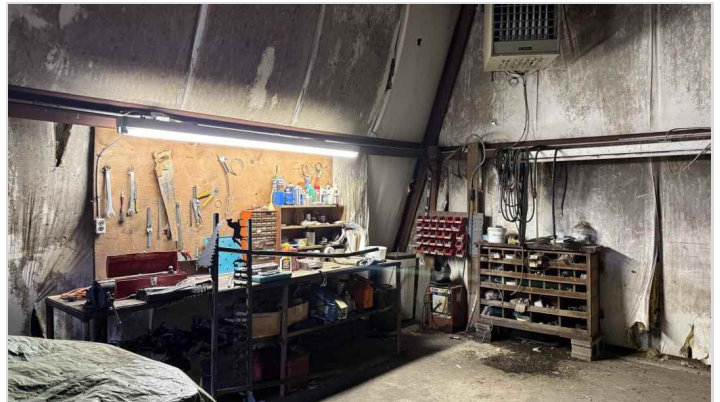
Property Photos

Listing #21892



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