



Stacey Hiebert

Farm Sales Specialist

Royal LePage Riverbend Realty Farm Division
105-150 Penfeld Dr.
Steinbach, MB

Cell: (204) 371-5930 | Office: (204) 326-4567
Fax: (204) 326-4985
staceyhiebert@royallepage.ca
www.farmdivision.ca

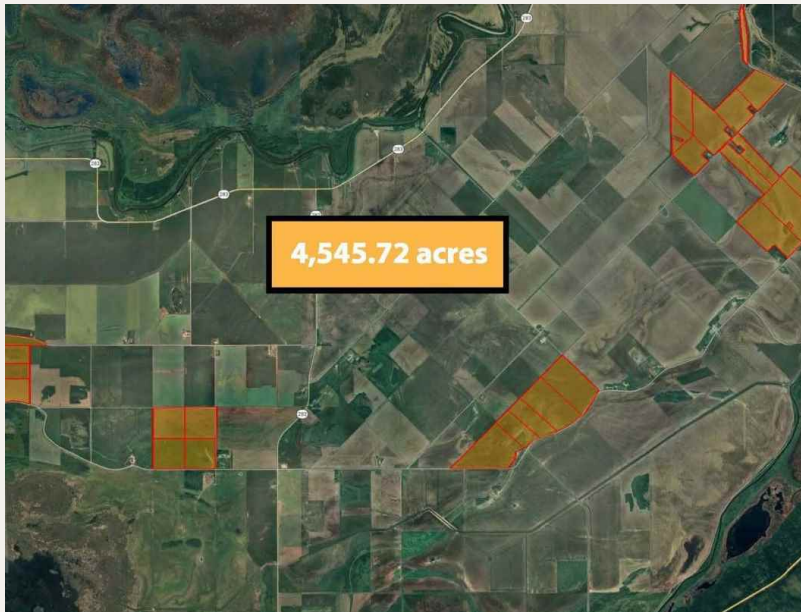


Sheldon Froese

Farm Sales Specialist

Royal LePage Riverbend Realty Farm Division
105-150 Penfeld Dr
Steinbach, MB

Cell: (204) 371-5131 | Office: (204) 326-4567
Fax: (204) 326-4985
sheldonfroese@royallepage.ca
www.farmdivision.ca



\$16,800,000 | 4545.72 Acres | Grain
The Pas, MB

Quality Farm land Opportunity - near The Pas, MB

Exceptional opportunity to acquire a large block of quality farmland in the area of The Pas, MB with a total of 4,545.72 acres. This productive farmland package offers strong potential for both agricultural use and long term land investment with wide open workable acres and no buildings, providing flexibility for expansion, crop production or future development plans. The region is known for its agricultural capability and productive soil profiles, supporting a variety of farming operations. Manitoba soil classifications recognize the importance of soil quality, drainage and long term productivity in determining farmland value and agricultural sustainability. Whether purchased for active farming, rental income potential or long term portfolio diversification, this vacant farmland parcel offers the rare combination of usable acreage, strong agricultural potential and investment appeal in one of Manitoba's established farming regions. Contact listing agent Stacey Hiebert at 204.371.5930 or Sheldon Froese at 204.371.5131 for more details.

Listing Details

Property Id #:	21512
Price:	\$16,800,000
Farm Type:	Grain
Acreage (Total):	4545.72
Municipality / County:	RM of Kelsey
Province:	Manitoba
Postal Code:	R9A 1T3

Additional Listing Remarks

Property Taxes:	\$69,370.18
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How to View

How to View:	Through listing agents Stacey Hiebert 204.371.5930 or Sheldon Froese 204.371.5131
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Property & Land Remarks

Property Legal Description:	NE 28-54-28W, NW 28-54-28W, SE 28-54-28W, SW 28-54-28W, NW 25-54-29W, NE 36-54-29W, NE 36-54-29W, NW 36-54-29W, NW 36-54-29W, SE 36-54-29W, SW 36-54-29W, SW 5-55-28W, SE 6-55-28W, 53—4734, ORG 53-PQ-4734, A—28123, ORG RL 54-PQ-4734, RL 54—4734, RL 55—4734, 2—49693, RG RL 56-PQ-4734, RL 57/58--PQ--4734 (A--32083), RL 59--PQ--4734, 2—36121, ORG RL63-PQ-4734, RL 63--PQ--4734, RL 75--PQ--4734, RL 76--PQ--4734, RL 76--PQ--4734, RL 77--PQ—4734, ORG 77-4734, RL 78--PQ--4734, RL 86--PQ--4734, 3—6346, ORG RL 87-PQ-4734, RL 88/89-PQ-4734,-5024, 1-5052, 2-5052, RL 89--PQ--4734
Acreage (Total):	4545.72
Workable Acres:	4322
Soil Type:	Pasquia, Le Pas, Nels/Clay, Clay Loam
Crop Insurance Yield Rate:	E, F

Property Photos

Listing #21512

