



Henry Carels

Farm Sales Specialist in western MB

Royal LePage Riverbend Realty Farm Division
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\$5,496,000 | 2561.30 Acres | Grain
Ethelbert, MB

Farming while enjoying peaceful scenery near Duck Mountain Park.

A short drive north of Gilbert Plains brings you to this family operated farm with excellent infrastructure in place and ready to go for a smooth start up. Currently used mainly for growing wheat, canola and beans, this soil zone could be used for various additional crops. Large grain terminals and a massive Coop crop input centre are evidence of the volume of grain produced in this area. Potential to increase your cropping acres by clearing trees is another attraction to this package along with plenty of opportunity to expand. All the major farm equipment and automotive dealerships, shopping, recreation etc only 40 minutes away in the city of Dauphin, another bonus. Contact listing agent Henry Carels at 204.573.5396 for more details.

Listing Details

Property Id #:	21698
Price:	\$5,496,000
Farm Type:	Grain
Acreage (Total):	2561.3
Municipality / County:	RM of Ethelbert
Province:	Manitoba
Postal Code:	R0L 0X0

Residence Remarks

Primary Residence:	1582 sq ft bungalow home. 3 bedrooms, open concept kitchen, dining and living room. Basement with in floor heat, central A/C and electric forced air furnace.
Garage:	Double attached

Property & Land Remarks

Property Legal Description:	DESC SE 3-28-22W, DESC NW 3-28-22W, SW 9-28-22W, DESC NW 9-28-22W, SE 8-28-22W, NW 16-28-22W, DESC SW 33-28-22W, SW 13-28-22W, DESC SE 13-28-22W, SW 15-29-22W, DESC SE 3-29-22W, DESC SW 3-29-22W, DESC SE 7-29-22W, NE 7-29-22W, SE 18-29-22W, NE 24-29-23W, NW 24-29-23W, DESC SE 24-29-23W, DESC SW 24-29-23W
Acreage (Total):	2561.3
Workable Acres:	1630
Crop Insurance Yield Rate:	E, F, G, H

Buildings

Machine Shed:	52' x 100' with bifold door
Workshop:	52' 70' insulated workshop with concrete floor and bifold door
Shelter:	40' x 80' pole shed with 2 16' leads
Grain or Crop Storage:	5 x 11,500 bu hopper bottom bins with 10 HP fans and aeration

Additional Listing Remarks

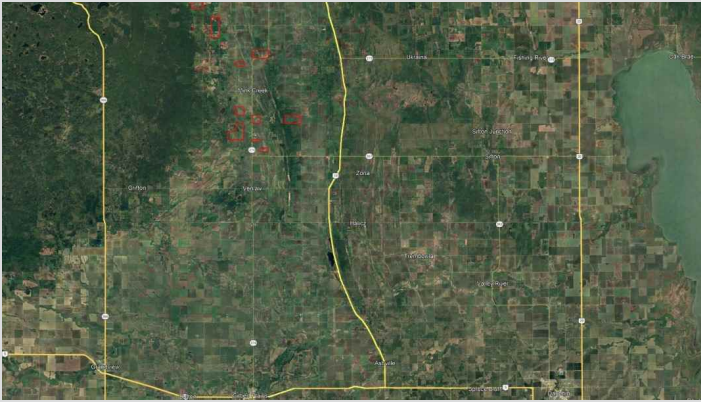
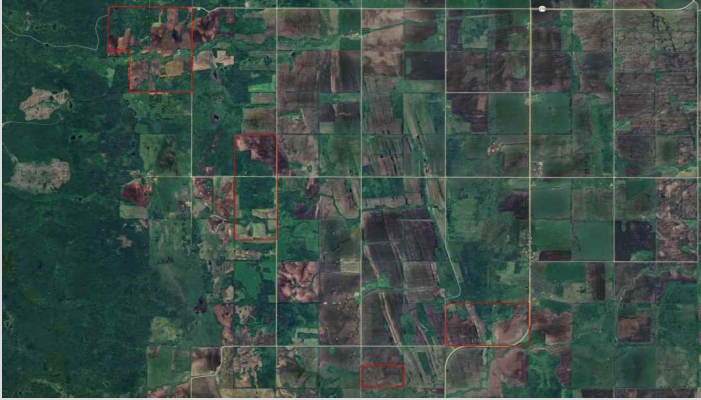
Water Sources Remarks:	Well
Property Taxes:	\$26,923.00

How to View

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

Listing #21698



Property Photos

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