



Henry Carels

Farm Sales Specialist in western MB

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\$9,750,000 | 2706.00 Acres | Grain
Gilbert Plains, MB

Opportunity to purchase flat, open and productive farm land located north of Gilbert Plains, MB. This tidy owner operated farm has been well cared for using modern farming practices and is suitable for growing high yielding oilseeds and cereal grain. The land is all adjoining and situated less than one mile from major HWY 10, which provides excellent access for large equipment and trucks. Adding to the value of this farm is a well planned, extremely tidy yard site with abundance of good grain storage, workshop, machinery sheds and a meticulously cared for 1,770 sq ft home. Numerous high output grain elevators, crop supply retailers and all the major farm equipment dealerships within 30 minutes of this farm are evidence of the volume of grain produced in this area. Contact listing agent Henry Carels at 204.573.5396 for more details.

Listing Details

Property Id #:	21029
Price:	\$9,750,000
Farm Type:	Grain
Acreage (Total):	2706
Municipality / County:	RM of Gilbert Plains
Province:	Manitoba
Postal Code:	R0L 0T0

Residence Remarks

Primary Residence:	Recently renovated and extremely tidy bungalow style house with stucco and stone featured siding. The open concept style with numerous south facing windows is bright and welcoming as you enter the living, dining and kitchen area which includes custom cabinets, breakfast nook and stainless steel appliances. A large family room along with 6 bedrooms, 3 full bathrooms, laundry and equipment room makes for spacious living. Geothermal heating and cooling system. An oversized double attached garage and lovely patio area with firepit also adds to the attraction of this great family home.
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Garage: Double attached

Property & Land Remarks

Property Legal Description:	DESC NE 32-27-21W, DESC SW 5-28-21W, NW 8-28-21W, SW 8-28-21W, NE 7-28-21W, NW 7-28-21W, SE 7-28-21W, SW 7-28-21W, NE 6-28-21W, NW 6-28-21W, DESC SE 6-28-21W, DESC SW 6-28-21W, DESC NW 31-27-21W, DESC SE 31-27-21W, DESC SE 31-27-21W, SW 31-27-21W, NW 30-27-21W, DESC SW 30-27-21W
Acreage (Total):	2706
Workable Acres:	2645
Crop Insurance Yield Rate:	E, F

Buildings

Machine Shed:	40' x 70' Quonset style
Machine Shed:	30' x 80' Coverall machine storage
Workshop:	32' x 62', concrete floor, insulated with office, washroom and electric heat.
Grain or Crop Storage:	13 x 6,500 bu hopper bottom bins w/air. 13 x 5,300 bu bins, 9 w/air. 5 x 2,200 bu bins w/air. 25 aeration fans. 700 metric tonne fertilizer storage, hopper bottom with epoxy coating.

Additional Listing Remarks

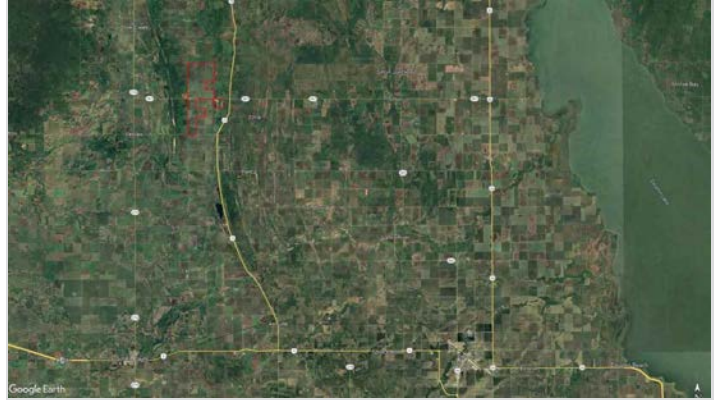
Water Sources Remarks:	RM piped
Property Taxes:	\$28,856.00

How to View

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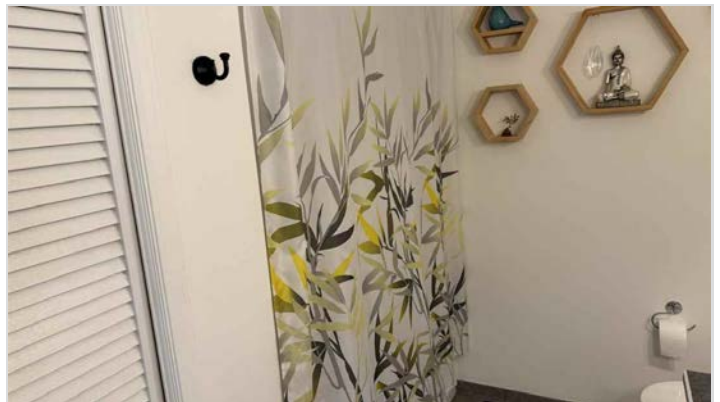
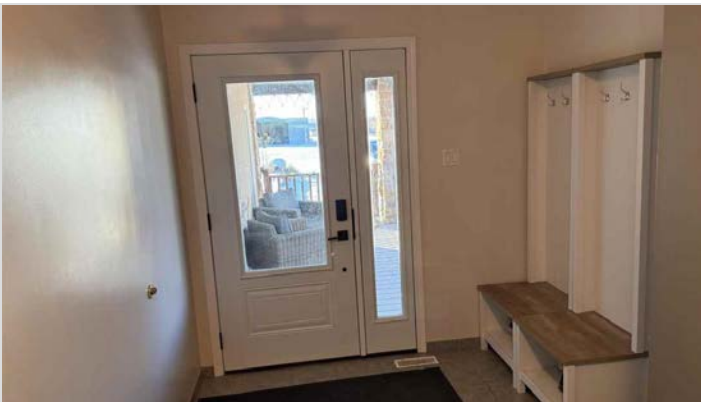
Property Photos

Listing #21029



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