



Henry Carels

Farm Sales Specialist in western MB

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

Cell: (204) 573-5396 | Office: (204) 326-4567

Fax: (204) 326-4985

henrycarels@royallepage.ca

www.farmdivision.ca



\$5,200,000 | 2848.66 Acres | Grain
Sifton, MB

Grain and livestock farm for sale with majority of the land in close proximity of the centrally located, well established yardsite. 1,300 workable acres with the balance used for grazing. Abundance of corrals, watering stations and cattle facilities, designed for ease of managing your livestock. A recently built modern workshop and large Quonset for equipment storage also add to the value of this owner operated family farm. All the necessary amenities, farm supplies, equipment dealerships, shopping, hospital and restaurants a short drive over to the city of Dauphin. Contact listing agent Henry Carels at 204.573.5396 for more details.

Listing Details

Property Id #:	22180
Price:	\$5,200,000
Farm Type:	Grain
Acreage (Total):	2848.66
Municipality / County:	RM of Gilbert Plains, Ethelbert
Province:	Manitoba
Postal Code:	R0L 0V0

Residence Remarks

Primary Residence:	920 sq ft, 1.5 storey home. 3 bedrooms and 1 full bath. Central A/C with fridge, stove, microwave, dishwasher, washer, dryer as included appliances.
---------------------------	--

Property & Land Remarks

Property Legal Description:	NE 36-27-21W, NW 36-27-21W, SE 36-27-21W, SW 36-27-21W NW 34-27-21W, NE 34-27-21W NW 35-27-21W, NW 25-27-21W, NE 25-27-21W, SW 25-27-21W, NW 24-27-21W, SE 12-8-21W, NE 2-28-21W, SE 2-28-21W, SW 2-28-21W, SE 3-28-21W, NE 3-28-21W, NE 12-28-21W
Acreage (Total):	2848.66
Workable Acres:	1295
Fenced Acres:	Yes

Buildings

Cattle Shelter:	Corrals, cattle shelter, livestock facilities, watering stations, sorting and loading pens.
Machine Shed:	Quonset style machine shed 132' x 50'
Machine Shed:	42' x 52' cold storage
Workshop:	50' x 52' with in-floor heat
Grain or Crop Storage:	2 x 5,500 bu hopper bins with aeration, 2 x 2,700 bu flat bottom bins, 1 x 1,500 bu hopper bin, 1 x 1,000 bu feed bin, 1 x 1,650 bu flat bottom bin, 1 x 2,500 bu flat bottom bin, 2 x 10,500 bu hopper bottom bins w/aeration

Additional Listing Remarks

Property Taxes:	\$14,185.00
------------------------	-------------

How to View

How to View:	Through listing agent Henry Carels at 204.573.5396
---------------------	--

Property Photos

Listing #22180



Property Photos

Listing #22180



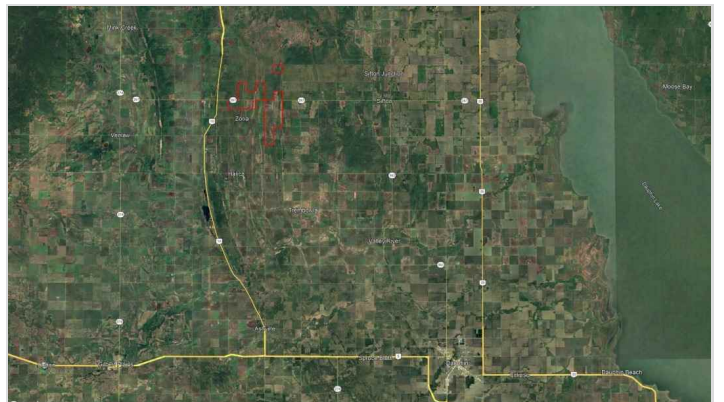
Property Photos

Listing #22180



Property Photos

Listing #22180



Property Photos

Listing #22180

[illegible]