



## 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@royalpage.ca](mailto:sheldonfroese@royalpage.ca)  
[www.farmdivision.ca](http://www.farmdivision.ca)



## 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@royalpage.ca](mailto:staceyhiebert@royalpage.ca)  
[www.farmdivision.ca](http://www.farmdivision.ca)



**\$3,600,000 | 865.00 Acres | Dairy  
Vita, MB**

Great opportunity to buy a modern, vacant dairy farm with over 600 acres of farmable land. Recently updated home, located in southeast MB, near the thriving town of Vita. Contact listing agent Sheldon Froese at 204.371.5131 or Stacey Hiebert at 204.371.5930

## Listing Details

|                               |                  |
|-------------------------------|------------------|
| <b>Property Id #:</b>         | 21104            |
| <b>Price:</b>                 | \$3,600,000      |
| <b>Farm Type:</b>             | Dairy            |
| <b>Acreage (Total):</b>       | 865              |
| <b>Municipality / County:</b> | RM of Stuartburn |
| <b>Province:</b>              | Manitoba         |
| <b>Postal Code:</b>           | R0A 2K0          |

## Residence Remarks

|                           |                                                                                                                                                                                                                                                                        |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Primary Residence:</b> | 1380 sq ft home has recently been upgraded with new windows, kitchen and flooring in upper level. 2 bedrooms on the main floor and a 4 piece bath, large open dining and living area. Basement has four additional bedrooms with a 3 piece bathroom and rec room area. |
| <b>Garage:</b>            | 308 sq ft single car garage, insulated.                                                                                                                                                                                                                                |

## Property & Land Remarks

|                                    |                                                                                                                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Property Legal Description:</b> | DESC NE 22-2-7E,<br>NE 26-2-7E,<br>DESC NW 26-2-7E,<br>DESC SW 26-2-7E,<br>DESC SE 26-2-7E,<br>DESC NE 28-2-7E |
| <b>Acreage (Total):</b>            | 865                                                                                                            |
| <b>Workable Acres:</b>             | 612.14                                                                                                         |

## Buildings

|                               |                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Barn:</b>                  | 9936 sq ft dairy barn with 480 sq ft milk house. Heated floor and 2,000 gallon bulk tank. Barn has approximately 170 free stalls with pasture mats, drive through feed alley, several maternity pens on straw pack. As well in the barn is a swing over 12 parlour attached to the barn. Calf barn with individual penning and uninsulated heifer and dry cow barn with drive through feed alley attached. |
| <b>Machine Shed:</b>          | 40' x 60', insulated, two door, two bay workshop, heated with concrete floor.                                                                                                                                                                                                                                                                                                                              |
| <b>Machine Shed:</b>          | 44' x 88', uninsulated machine shed, metal frame                                                                                                                                                                                                                                                                                                                                                           |
| <b>Shelter:</b>               | 50' x 96', hay shed with drop down sides.                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Shelter:</b>               | Two bunker silos                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Grain or Crop Storage:</b> | 2 x 5,000 bu hopper bottom bin, 5,700 bu hopper bottom bin, 6,000 bu flat bottom bin with aeration, 4 x 3,200 bu hopper bottom bins                                                                                                                                                                                                                                                                        |

## Additional Listing Remarks

|                        |                                  |
|------------------------|----------------------------------|
| <b>Manure Remarks:</b> | 2 x 300,000 gallon slurry stores |
|------------------------|----------------------------------|

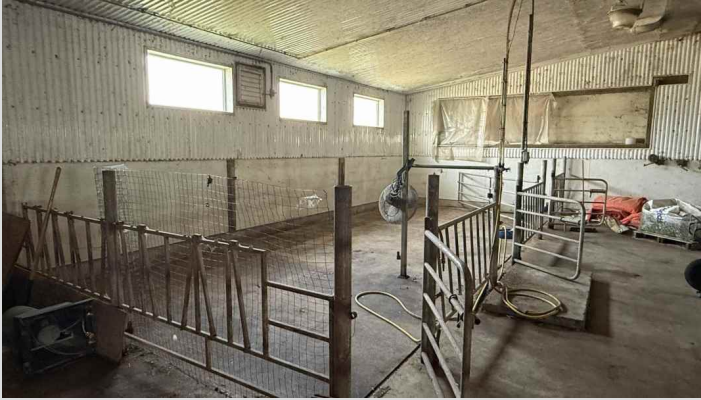
## How to View

|                     |                                                                                  |
|---------------------|----------------------------------------------------------------------------------|
| <b>How to View:</b> | Through listing agent Sheldon Froese 204-371-5131 or Stacey Hiebert 204-371-5930 |
|---------------------|----------------------------------------------------------------------------------|



## Property Photos

Listing #21104



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