



## Henry Carels

Farm Sales Specialist in western MB

Royal LePage Riverbend Realty Farm Division  
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**\$1,200,000 | 640.00 Acres |** Beef/cattle  
Woodside, MB

Great place to start up or expand your livestock operations with a full section of farmland in one block. This land is currently being used for grazing and hay production with a portion of the land previously used for grain and oilseeds cropping. The land is mainly flat with some tree areas which provides excellent shelter and shade for livestock. Included with this package is a meticulously cared for recently renovated bungalow style house with detached garage and a cute little summer cabin all surrounded by a mature shelter belt. Manicured grounds with garden and fruit trees are another bonus of this tidy property. Location and access 2 miles off major trunk HWY 16 and minutes into the thriving town of Gladstone for shopping, schools or recreation all add to the value of this 3rd generation farm. Contact listing agent Henry Carels at 204.573.5396 for more details.

## Listing Details

|                        |                          |
|------------------------|--------------------------|
| Property Id #:         | 22330                    |
| Price:                 | \$1,200,000              |
| Farm Type:             | Beef/cattle              |
| Acreage (Total):       | 640                      |
| Municipality / County: | RM of Westlake-Gladstone |
| Province:              | Manitoba                 |
| Postal Code:           | R0H 1R0                  |

## Residence Remarks

|                      |                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary Residence:   | 1500 sq ft, 3 bedroom, 2 full bath home bungalow with addition. Kitchen with custom cabinets, dining room, living room, family room and breezeway entrance. Numerous recent upgrades. |
| Secondary Residence: | Summer cabin                                                                                                                                                                          |
| Garage:              | Detached.                                                                                                                                                                             |

## Property & Land Remarks

|                             |                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------|
| Property Legal Description: | NE 28-14-10W,<br>NW 28-14-10W,<br>DEC SE 28-14-10W,<br>DESC SE 28-14-10W,<br>SW 28-14-10W |
| Acreage (Total):            | 640                                                                                       |
| Fenced Acres:               | Yes                                                                                       |

## Additional Listing Remarks

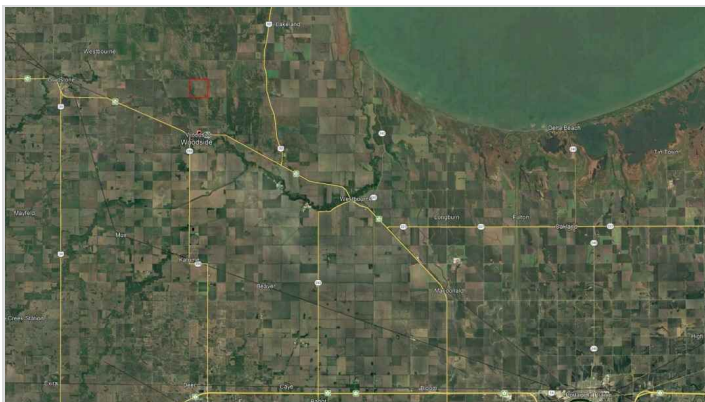
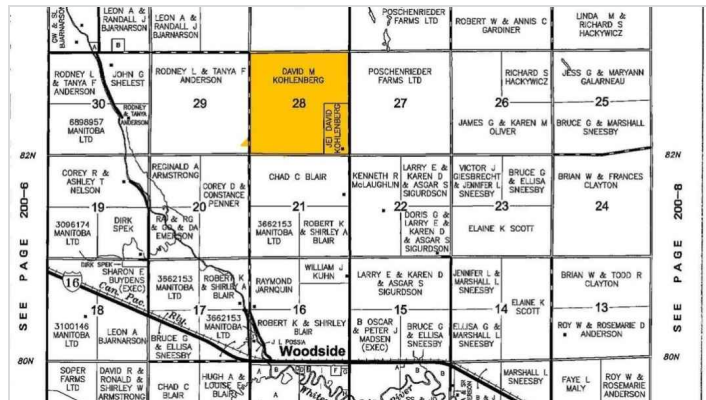
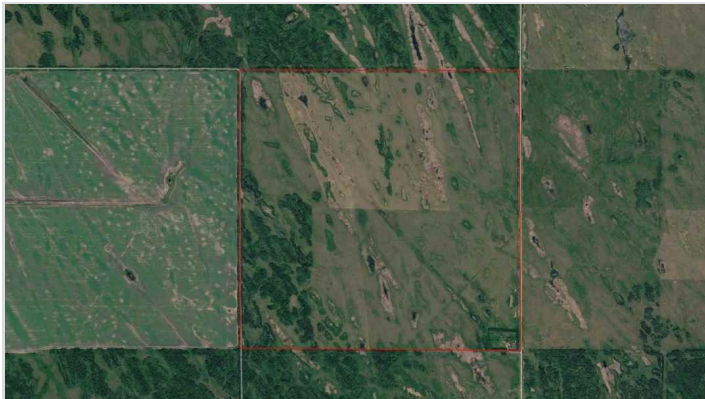
|                        |             |
|------------------------|-------------|
| Water Sources Remarks: | RM supplied |
| Property Taxes:        | \$4,669.72  |

## How to View

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

## Property Photos

Listing #22330



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