

Henry Carels

Farm Sales Specialist in western MB

Royal LePage Riverbend Realty Farm Division
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$10,850,000 | 4513.60 Acres | Grain
Pine River, MB

One of the largest packages of open, flat & productive farmland available for sale in the province of Manitoba. The land is all in close proximity to the centrally located well established yardsite with abundance of grain storage, a grain drying system, work shop, equipment storage and a good bungalow house. This area and soil zone is known for producing high yielding wheat and canola along with various other crops. Fall tillage has been completed and a portion of the land has nitrogen applied all adding to the value and preparation for early start to seeding next spring. Potential to clear and improve additional acres also adds to the value of this one of a kind farm available to purchase. Contact listing agent Henry Carels at 204.573.5396 for more details.

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Listing Details

Property Id #:	22781
Price:	$10,850,000
Farm Type:	Grain
Acreage (Total):	4513.6
Municipality / County:	RM of Mountain
Province:	Manitoba
Postal Code:	R0L 1M0

Residence Remarks

Primary Residence:	1340 sq ft open concept, bungalow style home. 3 bedrooms, 2 full and 1 half baths. Custom kitchen cabinets. Partially finished basement.

Property & Land Remarks

Property Legal Description:	NW 8-32-22W, SE 8-32-22W, NE 8-32-22W, SW 8-32-22W, SE 4-33-22W, SW 4-33-22W, SW 4-32-22W, NE 7-32-22W, SW 14-32-22W, NW 14-32-22W, SW 17-32-22W, NW 18-32-22W, SE 18-32-22W, SW 18-32-22W, SW 19-32-22W, SE 19-32-22W, NW 22-32-22W, SE 22-32-22W, SW 29-32-22W, SW 30-32-22W, NW 11-32-23W, NW 12-32-23W, SE 12-32-23W, SW 12-32-23W, NW 13-32-23W, SW 13-32-23W, NW 14-32-23W, NE 14-32-23W, SE 14-32-23W, NE 15-32-23W, SE 15-32-23W
Acreage (Total):	4513.6
Workable Acres:	3200
Fenced Acres:	Yes
Crop Insurance Yield Rate:	D, E, F, G, H, J

Buildings

Machine Shed:	40' x 80' Quonset style
Machine Shed:	38' x 100' Coverall machine storage
Workshop:	48' x 80'
Grain or Crop Storage:	12 x 5,900 bu, 2 x 10,000 bu hopper bottom with aeration, 1 x 7,600 bu hopper bottom with aeration, 4 x 4,000 bu hopper bottom with aeration, 5 x 4,000 bu hopper bottom with coating, 2 x 5,300 bu hopper bottom with aeration, 1 x 2,000 bu hopper bottom, 6 x 1,350 bu bins. Farm fan CF/AB 270 continuous dryer with load & unload stationary augers

Additional Listing Remarks

Water Sources Remarks:	Well

Property Tax: $26,939.35

How to View

How to View:	Through listing agent Henry Carels at 204.573.5396

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Property Photos

Listing #22781













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Property Photos

Listing #22781













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Property Photos

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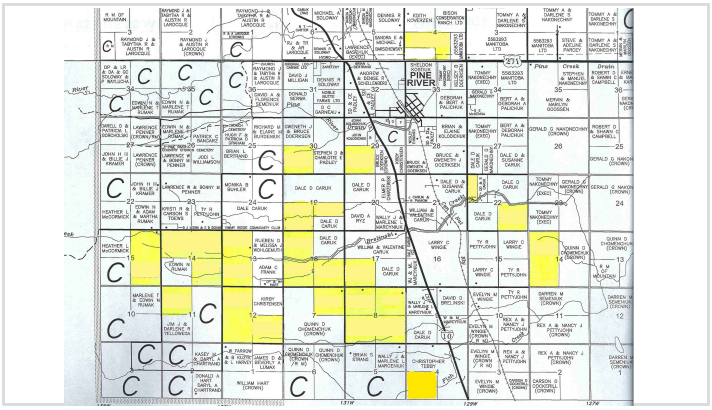



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