



Sutton-Harrison Realty

\$775,000

639 ACRES; Section 36-25-22w in the RM of Gilbert Plains, Gilbert Plains, R0L
OX0



• Type: **Farm and Ranch** • Style: **Lot / Land**



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Sutton-Harrison Realty
Kelwood, R0J0Y0

Property Summary

Type: **Farm and Ranch**

Style: **Lot / Land**

Garage: **No**

Lot size: **639 acres**

Has Suite: **No**

Development Level: **LandOnly**

Description

FOR SALE - Full Section 36-25-22w in the RM of Gilbert Plains. 639 ACRES comprising 300 acres of newly seeded Alfalfa/Timothy/Brome; 80 acres pasture; 70 acre feedlot/yard with pens for 1000 head of cattle; remainder of the land is bush and Creek.

Land is comprised of mainly Gilbert and Lenswood Series sandy loam Class 3 soils, MASC Crop insurance rated "G" & "H". Creek runs through the property, would make a great spot to build a home overlooking.

Rural water service at feedlot, 3 dugouts, 2 hydro service locations, 5 miles of fencing, 5-1500 bu epoxy bins.

For more info or to arrange a showing please contact your Realtor of choice. MLS # 202312553

ASKING PRICE - \$775,000

DIRECTIONS:

From Gilbert Plains, JCT of Hwy 5 & PR274 – head north 3 ½ miles to Road 149N, then 2 miles east to the property on north side of Rd.

From Jct. Hwy 10 and Road 150N – head west 3 ½ miles to the property on South side of Road.

GPS: 51.199306, -100.424861

Google map link: <https://goo.gl/maps/Vmh7T9RdZ9pB5R8>

NW 36-25-22w - 159 ACRES - Roll #190900 – title #1882160

MASC crop insurance rated "G"

Ag Capability rated class 3

GILBERT/FINE SANDY LOAM - 150.36 acres

SLOUGH/BUSH - 8.64 acres



NE 36-25-22w - 160 ACRES - Roll #190800 - title #1882168
MASC crop insurance rated "G"
Ag Capability rated class 3
GILBERT/FINE SANDY LOAM - 146 acres
SLOUGH/BUSH - 14 acres

SW 36-25-22w - 160 ACRES - Roll #191100 - title #1882174
MASC crop insurance rated "H"
Ag Capability rated class 3
GILBERT/FINE SANDY LOAM - 74.12 acres
SLOUGH/BUSH - 85.88 acres

SE 36-25-22w - 160 ACRES - Roll #191000 - title #1882176
MASC crop insurance rated "H"
Ag Capability rated class 3
GILBERT/FINE SANDY LOAM - 127.88 acres
SLOUGH/BUSH - 32.12 acres

TOTAL COMBINED ACRES - 639

LAND BREAKDOWN FROM ASSESSMENT DATABASE:

GILBERT/FINE SANDY LOAM - 498.36 ACRES
SLOUGH/BUSH - 140.64 ACRES

PRIMARY SOIL TYPES PRESENT:

Gilbert Series (GBT)(Class 3M)
Lenswood Series (LSW)(Class 3M)
stones: Non Stony
slope: 2% - 5%
drainage: Well Drained
salinity: Non Saline 0 - 4 mS/cm
surface texture: SAND

OTHER INFO ON THE LAND:

The land is comprised of mainly Class 3 soils
MASC Crop insurance rated "G" and "H"
A creek runs through the south half section of property, would make for a great spot to build overlooking.
300 acres newly seeded hay land (within 2 years). Alfalfa/Timothy/Brome
80 acres pasture
70 acre feedlot/yard with pens for 1000 head
Remainder of the land is bush and Creek
Rural water service at feedlot
3 dugouts
5 miles of fencing
Five 1500 bushel epoxy bins included
2 hydro service locations
Property Taxes - (to be provided)

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos

