



Sutton-Harrison Realty

\$440,000

640 Acres Pasture in RM of Alonsa, MB. (Birdinia Area), Alonsa, R0H 0A0



• Type: **Lots and Land** • Style: **Lot / Land**



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Sutton-Harrison Realty
Kelwood, R0J 0Y0

Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot size: **640 acres**

Has Suite: **No**

Taxes: **\$1,006 (2023)**

Development Level: **LandOnly**



Description

FOR SALE - 640 Acres of Land, located near Alonsa, MB. (Birdinia Area)4 Quarters in a block currently used as Pasture for 70 Cow/Calf Pairs annually with ample grass. All land is fenced, with lots of water for your livestock. Land could be improved for hay production or cropping if required. MASC crop insurance rated "H" and "I". Ag Capability classes showing 4, 5, 2 & 6. For more info or to arrange a showing please contact your Realtor® of choice. MLS # 202403752ASKING PRICE - \$440,000-----

-----DIRECTIONS: 4 ½ miles west of Alonsa then ½ mile north.GPS 50.809033, -99.090411-----

-----LAND PARCELSNW 20-21-12w - 160 ACRES - roll 166400 - title 2965495 Mostly Isafold & Lundar 4, some Springwell 5MASC "I"BUSH & SCRUB 64 acresNATIVE HAY & PASTURE 56 acresSLOUGH / BUSH 40 acres NE 20-21-12w - 160 ACRES - roll 166300 - title 2739257 Isafold 4, springwell 5, bit of Glenhope 2MASC "I"BUSH & SCRUB 140 acresNATIVE HAY & PASTURE 20 acres SE 20-21-12w - 160 ACRES - roll 166500 - title 2739253 Glenhope 2, Clarkleigh 6, Isafold 4MASC "I"SLOUGH / BUSH 72.29 acres SLOUGH / HAY 60.53 acres BUSH & PASTURE 27.18 acres NE 17-21-12w - 160 ACRES - roll 165100 - title 2739261 Clarkleigh 6, Glenhope 2, Isafold 4MASC "H"BUSH & SCRUB 89.71 acres SLOUGH 60.45 acres NATIVE HAY & PASTURE 9.84 acres -----LAND BREAKDOWN FROM ASSESSMENT DATABASE:BUSH & SCRUB 293.71 acres SLOUGH / BUSH 112.29 acres NATIVE HAY & PASTURE 85.84 acres SLOUGH 60.45 acresSLOUGH / HAY 60.53 acres BUSH / PASTURE 27.18 acres PRIMARY SOIL TYPES PRESENT: (Ag capability classes showing 4, 5, 2 & 6)Isafold series soil, class 4Lundar series soil, class 4Clarkleigh series soil, class 5Glenhope series soil, class 2MASC Crop insurance rated "H" and "I"Property Taxes 2023 - \$1,005.59



Additional Photos



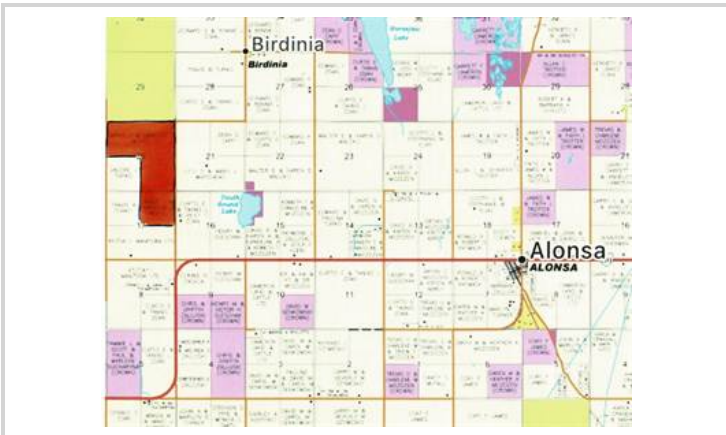
Additional Photos



Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.