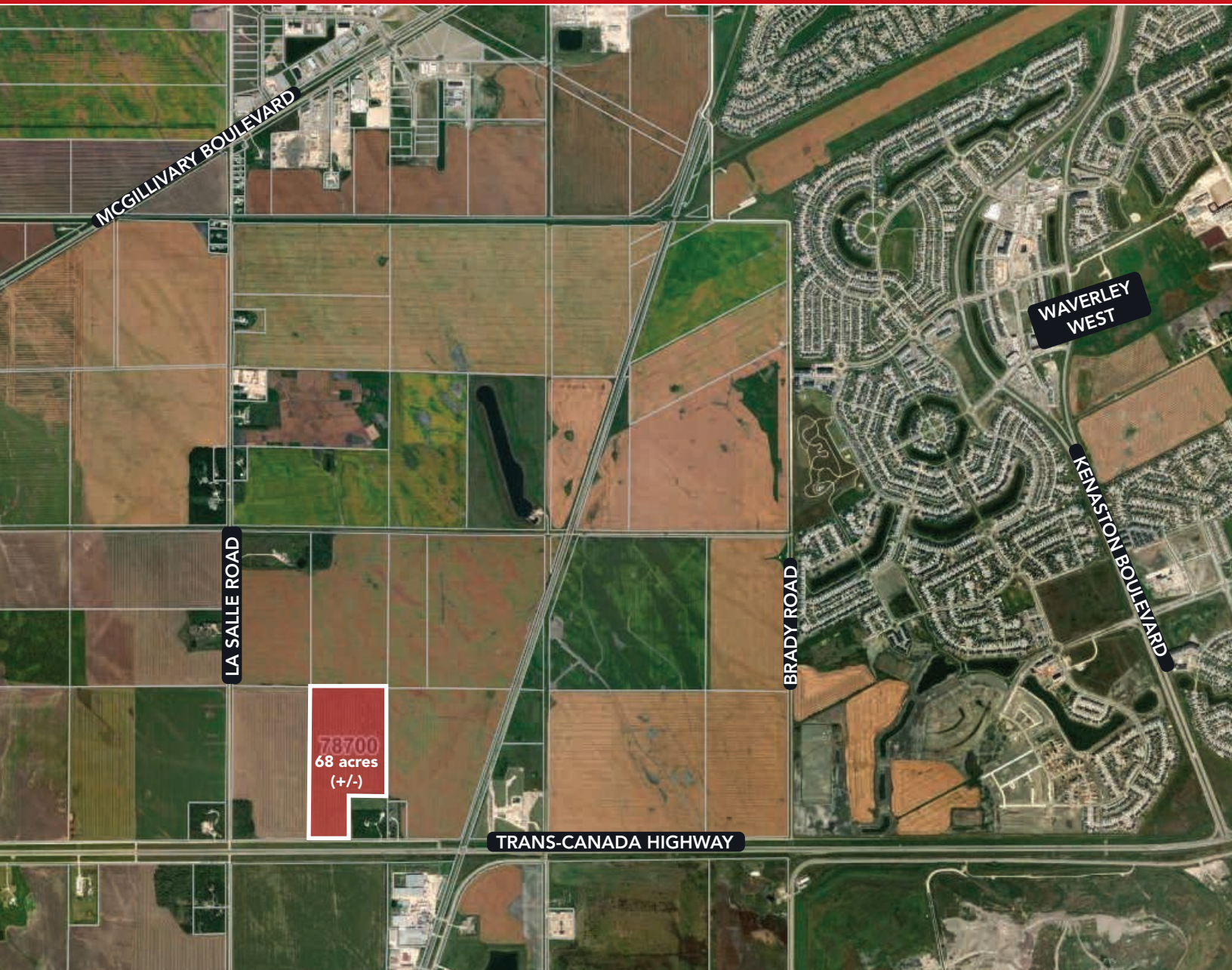


FOR SALE

9079 - PTH 100 (Perimeter Highway)

OAK BLUFF, MB

~ Development Land with Frontage on Perimeter Highway ~



RENNIE ZEGALSKI, Principal
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Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

Property Details



ADDRESS	9079 PTH 100, Oak Bluff, Manitoba
AREA AVAILABLE (+/-)	68 acres (total site is 78.8 acres and homestead site of 10 acres is being subdivided. Estimated completion - early 2024)
SALE PRICE	\$3,400,000 (\$50,000 per acre)
TAXES	\$4,032.52 (2023) (the actual assessment will be lower based on 68 acres of farmland)
TAX ROLL #	78700
TITLE NUMBER	1511414/1
LEGAL DESCRIPTION	THE E 1/2 of SQ 1/4 27-9-2 EPM, EXC, TRANS CANADA HIGHWAY, PLAN 6788 WLTO
ZONING	AG - Agricultural General Zone
FLOOD PROTECTION	The subject property is located near the Red River and Assiniboine River but is protected from flooding by the Red River Floodway
FRONTAGE (+/-)	720 ft.

UTILITIES AND PUBLIC IMPROVEMENTS

Electricity: Hydroelectricity (overhead lines)

Water: Municipal water

Natural Gas: Natural gas service is not available

Drainage system: Open ditches

Telephone/Internet: High speed Internet access and both cellular and land line telephone services are in the area

Adequacy: Utilities are typical and adequate for the market area

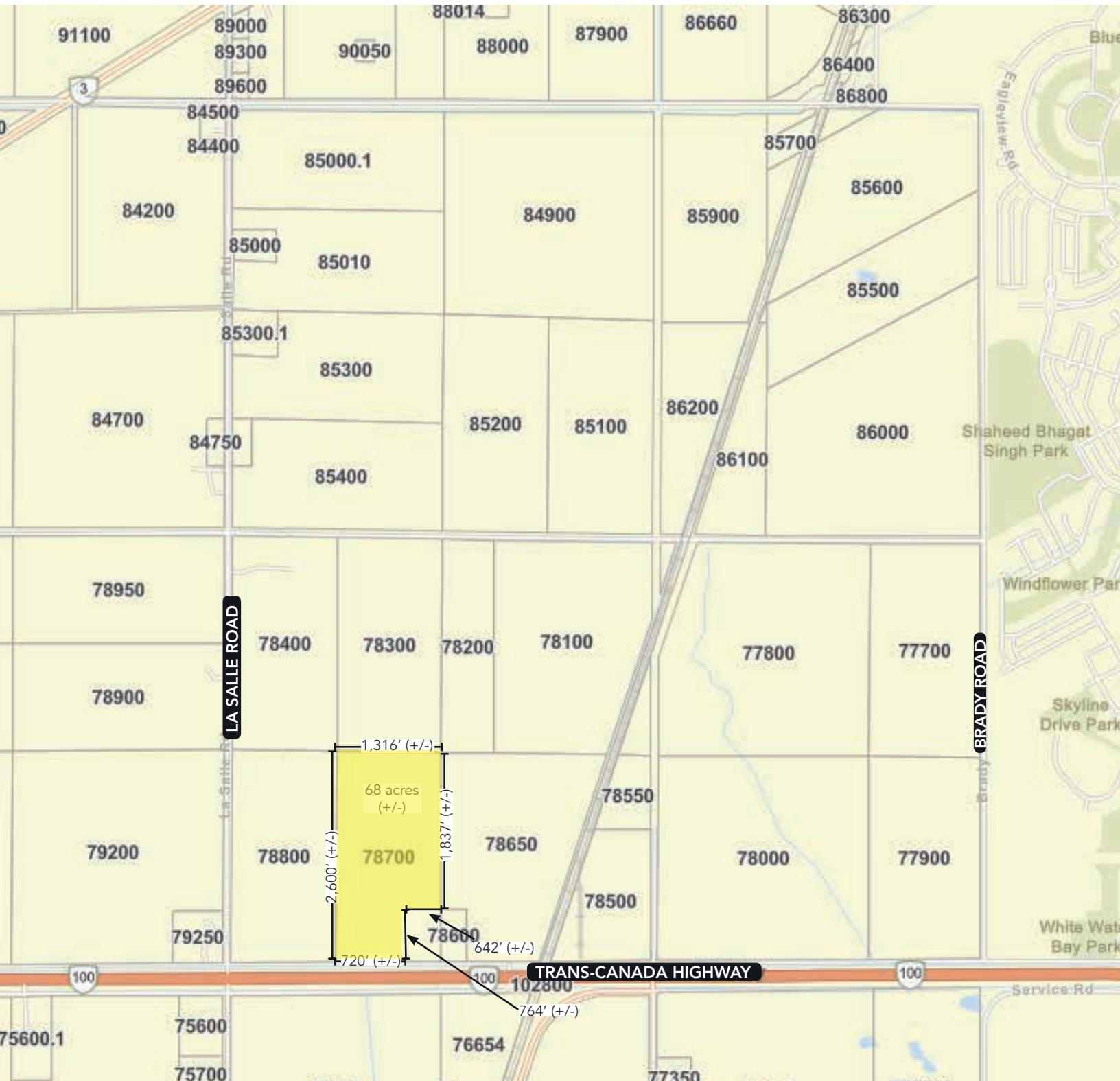
PROPOSED PUBLIC OR PRIVATE IMPROVEMENTS

There are no known public or private improvements in the immediate area, however plans call for the redesign of the perimeter interchange at Oak Bluff a few miles to the northwest. This is anticipated to start in the next few years. The Province of Manitoba Infrastructure and Transportation website indicates 'traffic safety improvements on 100' to the east of the subject area along PTH 100 (start date Summer 2020 and completion Winter 2024)

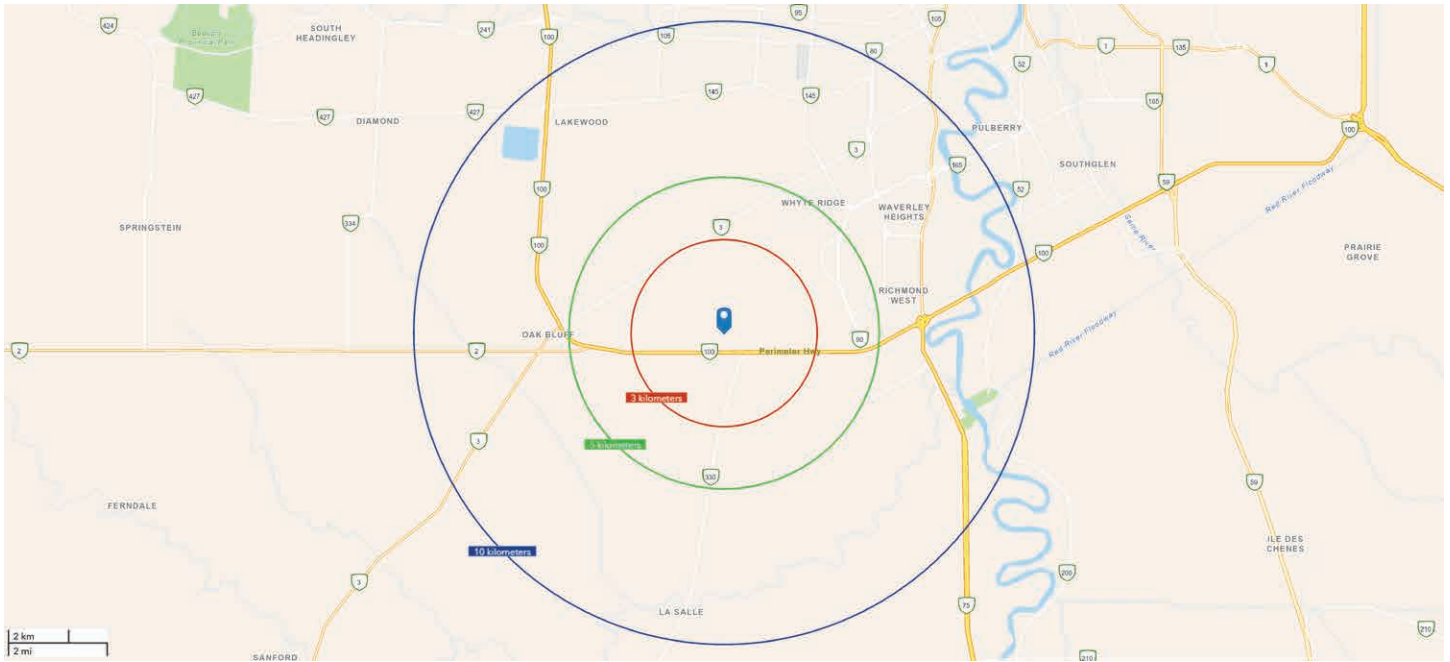
COMMENTS

The site is typical for the area and is suitable for agricultural cropping at present (with an MASC crop insurance rating of 'D' which is above-average quality farmland). The site is composed of Red River Clay and Osborne Clay per assessment records with minor discounts for water, erosion, solonetz and shallow phase.

Tax Roll Assessment Map



Demographic Analysis



POPULATION



	2022	2027
3 KM	442	509
5 KM	15,825	18,542
10 KM	130,603	146,837

HOUSEHOLD INCOME



	2022	2027
3 KM	\$137,960	\$156,960
5 KM	\$152,857	\$172,174
10 KM	\$132,511	\$153,265

MEDIAN AGE



	Median Age
3 KM	31.4
5 KM	32.9
10 KM	37.9

HOUSEHOLDS



	2022	2027
3 KM	123	142
5 KM	4,599	5,411
10 KM	46,299	52,077

Contact

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