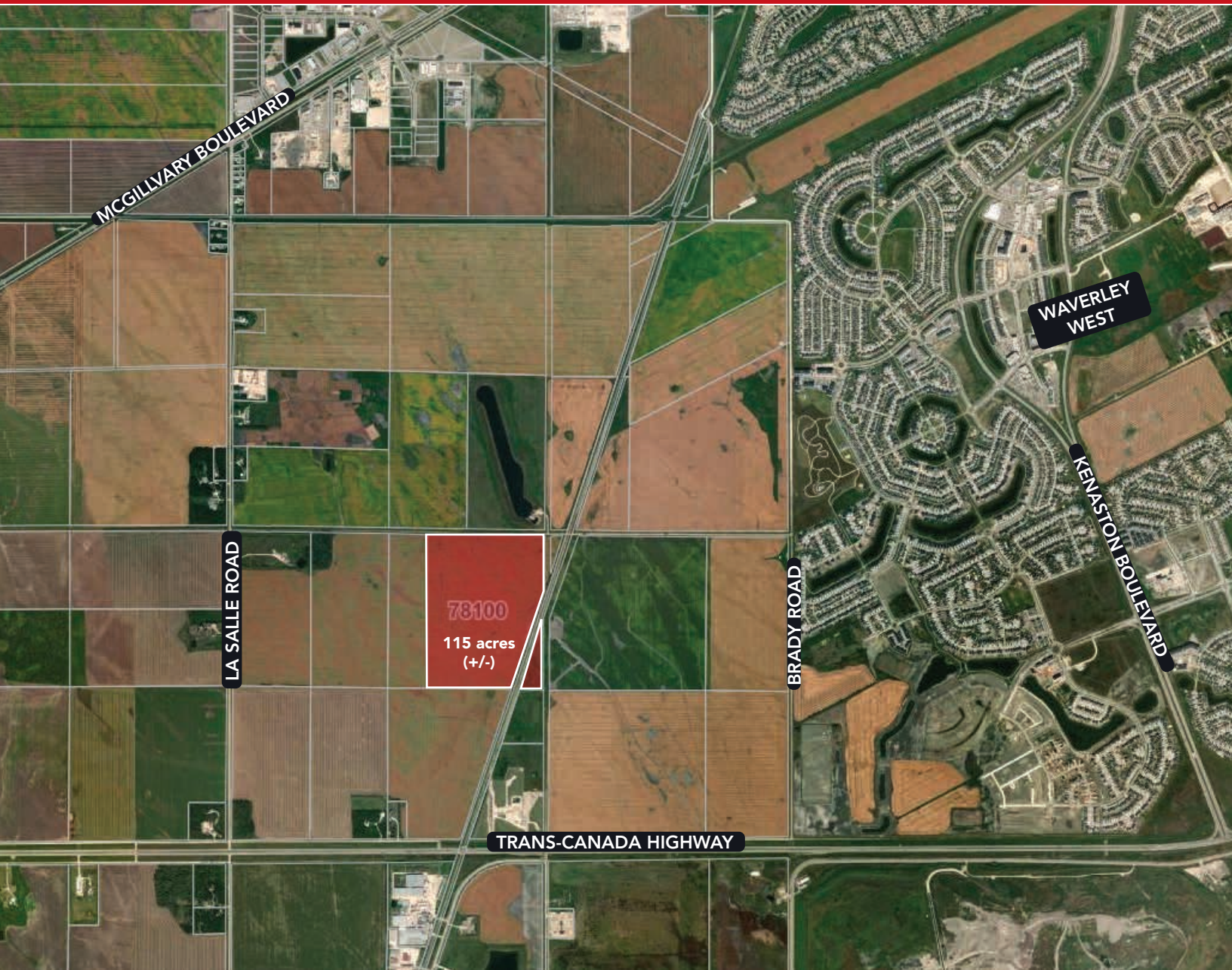


FOR SALE

115 Acres (+/-) - Road 53 N

RM OF MACDONALD, MB

~ Development Land Between La Salle Road and Brady Road ~



RENNIE ZEGALSKI, Principal
(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

Property Details



ADDRESS Road 53N, RM of MacDonald, Manitoba

AREA AVAILABLE (+/-) 115.34 acres

SALE PRICE \$4,600,000 (Approximately \$40,000 per acre)

TAXES \$2,579.09 (2023)

TAX ROLL # 78100

LEGAL DESCRIPTION LEGAL SUBDIVISIONS 9 AND 16 AND THE EAST HALVES OF LEGAL SUBDIVISIONS 10 AND 15 OF SECTION 27-9-2 EPM, EXCEPTING OUT OF SAID LEGAL SUBDIVISIONS 9 AND 16, FIRSTLY: ALL THAT PORTION TAKEN FOR THE RIGHT OF WAY OF THE CANADIAN PACIFIC RAILWAY AS SAME IS SHOWN ON A PLAN FILED AS NO. 374 WLTO, AND SECONDLY: ALL THAT PORTION THEREOF TAKEN FOR A DRAINAGE DITCH AS SAME IS SHOWN ON A PLAN FILED IN THE SAID OFFICE AS NO. 1382 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 (+/-) 2,000 ft. along Road 53 N

UTILITIES AND PUBLIC IMPROVEMENTS

Electricity: Hydroelectricity (overhead lines)

Drainage system: Open ditches

PROPOSED PUBLIC OR PRIVATE IMPROVEMENTS

There are no known public or private improvements in the immediate area. Subject land is directly south of private waterski park facility with existing infrastructure.

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.

Demographic Analysis



POPULATION



	2022	2027
3 KM	9,383	11,072
5 KM	35,695	40,403
10 KM	183,898	202,554

HOUSEHOLD INCOME



	2022	2027
3 KM	\$153,660	\$172,634
5 KM	\$145,442	\$164,633
10 KM	\$131,847	\$151,467

MEDIAN AGE



	Median Age
3 KM	32.2
5 KM	34.2
10 KM	39

HOUSEHOLDS



	2022	2027
3 KM	2,664	3,162
5 KM	10,854	12,326
10 KM	67,308	74,262

Contact

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