



Kelwood Grain and Hay Farm



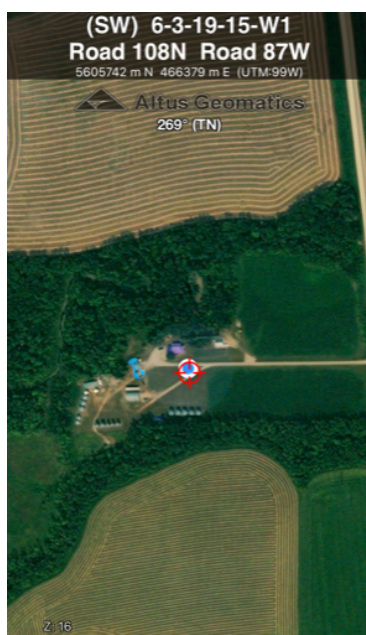
For YOUR consideration

Selling yard site and land. It is located approximately 20 miles north of Neepawa. The land is slightly rolling and well drained. There are 11 quarters of land for sale, which includes one of the most scenic yards in Manitoba, all within 5-6 mile proximity. Approximately 600 acres are in alfalfa hay mix. They are averaging approximately 6-7 on 2 cuts of hay per acre weighing between 1450 and 1500 lb but asking price for the hay this year is 9 cents a pound. The balance of the land is rented out on a year-to-year basis, except for one quarter NE 7 - 19- 14 is on a 3-year term with two years remaining. The landowner is averaging 85 dollars of rent per acre. If you do not want to buy the yard the sale would be reduced to eight quarters of land.

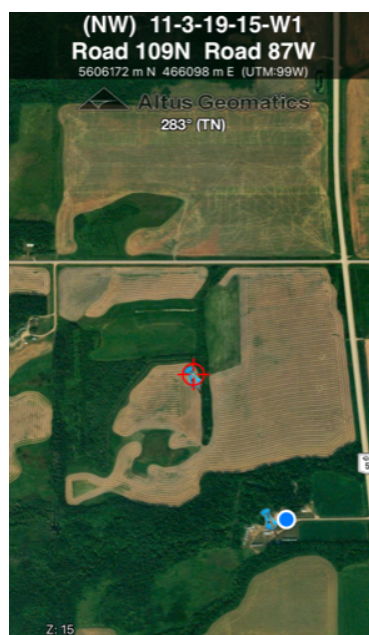
The yard features a beautiful approximately 1300 sq.ft house, renovated in 2016, open concept and very well done. A metal roof was added in 2008. It has a ranch style veranda surrounding half the home. The home features a number of streams of heat - propane

backup, in-floor electric boiler heat, and a wood furnace. The home comes with a 200 amp panel, and a 25 KW generator that runs on propane for backup electricity. Another feature of the yard is the man cave / greenhouse 24 x 26 which is fully insulated and has an in-floor boiler heat and once again comes with a 200 amp panel. The barn measures 53 x 21, which includes 18 KW infrared heat in the main area. A large bale shed measuring 56 x 160 and 24 ft high at the base of the rafters, metal clad on 3 sides. The steel Quonset measures 36 x 51 ideal for mechanic and storage of equipment and comes with a 200 amp panel as well. Approximately 40,000 bushels of storage for grain. The yard is powered by a 100 KVA hydro installation. The shallow well produces approximately 100 gallons per minute (According to the land owner).

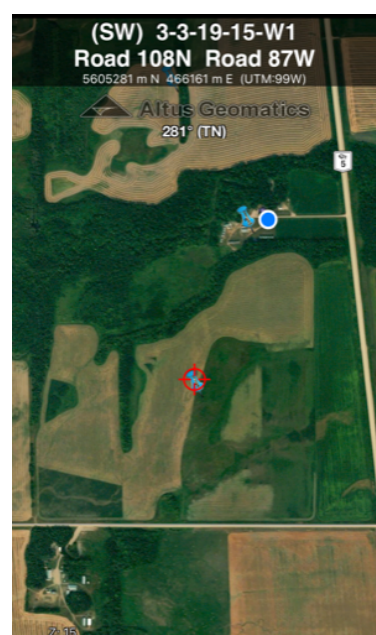
Along with a priceless view, the listed price for this great place is 9,248,000.00, or with no yard site, 8 quarters of land only would sell for 6,144,000.00.



This portion includes the house and all the other buildings



Roughly 135 acres cultivated



Roughly 125 acres cultivated



West pin 75 acres cultivated
East pin currently in the
process of subdivision and
sale to myself excluding the
yard from the 80 acres. The
field portion excluding a few
acres Roughly 62 acres will
be added back to title of west
pin upon possession
Totalling roughly 135 to 140
cropable



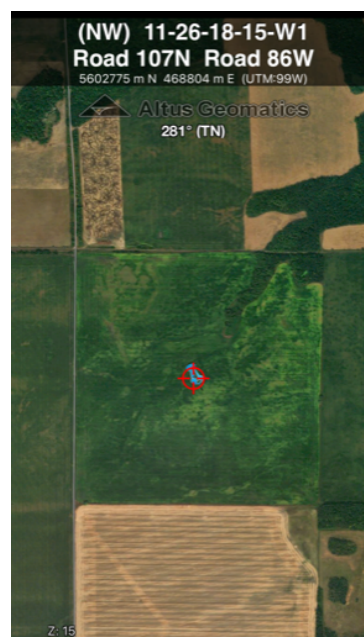
Roughly 55 acres Cultivated



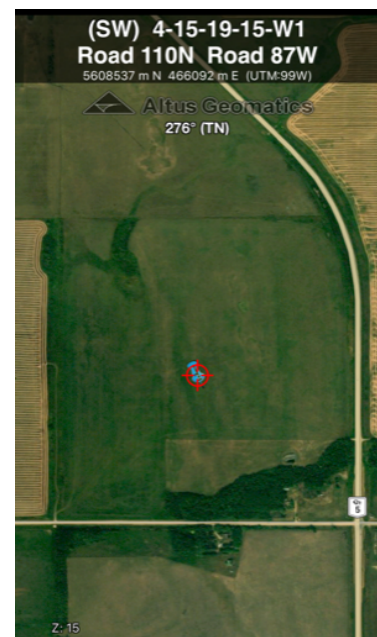
North quarter of a half
155 acres cropable



South quarter of half
155 acres cropable



Across road from north south
half
Roughly 150 cropable



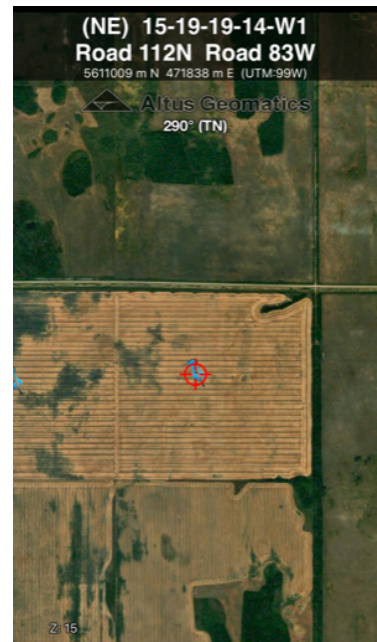
135 acres cropable plus 20
acres yard with services
including pasture which north
of bush was in crop not long
ago



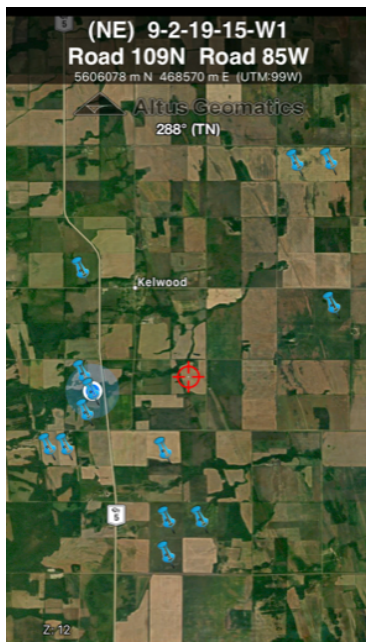
The best quarter for miles
Large quarter roughly 157
acres cropable
Please not I have a written
rental agreement with 2 more
seasons after this year and
first right of purchase. I think
he'd let me out of the contract
but I'm not saying anything
until we have some certainty
of sale.



West quarter of east west half
Roughly 155 acres cropable



East quarter of east west half
Roughly 155 acres cropable



Google maps view of all 11
quarters

Photos of the Home Property



Equipment for sale

(Not included in the price of the farm. It is separate pricing if interested.)

<u>Equipment</u>	<u>Price</u>
• Case W14B Wheel Loader / Feedlot Special	\$30,000
• 2018 Claas Disc Mower Conditioner 9200C & 2018 3600C Disc Mower Conditioner	\$130,000
• 2018 Claas Liner 3100 Rotary Rake	\$70,000
• 2019 Mandako Agri Marketing inc 20 foot Inline Land Roller	\$30,000
• Bourgeault mid harrow	\$27,000
• 2020 McCormick x7.650 Tractor with 2020 McCormick MCL68 Loader	\$220,000
• 2020 Vermeer R2800 Rake	\$47,000
• 2018 McCormick X8.680 Tractor	\$329,000
• 2021 Kuhn SW4014 SQ Bale Wrapper	\$12,000
• 2021 Kuhn VB560 Baler	\$140,000
• 2016 Amazone Certos 5001-2TX disc	\$55,000
• 2009 Valmar 7600 Fertiliser Spreader	\$45,000



For more Information Contact:

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