



153004 Road 116W, RM of Dauphin, R7N 3L9, Manitoba

THERE'S SOMETHING ABOUT THAT COUNTRY LIFE...

79.30 ACRES W/ ADDITIONAL 549.29 ACRES POTENTIALLY AVAILABLE! Total acres potentially would be 628.59 with 421 acres cultivated, the remainder pasture/bush. Contact Listing Agent for details! THERE'S SOMETHING ABOUT THAT COUNTRY LIFE, those sunny days and quiet nights! 79.30 acres in total consists of yard site, cultivated land, bush & pasture. Imagine living out at this 1600 sf, 1 1/2 story home with a beautiful sunken living room addition added in 1990 with custom cabinetry & cozy propane fireplace! Enjoy your morning coffee on the deck overlooking the treed yard & watch the kids swim in your 30' above ground pool! Vinyl plank flooring throughout main level. Primary bedroom with double closets and 4 piece ensuite, plus second 4 piece bath on main floor. Upstairs you'll find 2 more bedrooms plus bonus area currently used as 3rd bedroom space. Portage & Main wood boiler (2021) heats house along with electric furnace, central air. Numerous outbuildings - 18' x 40' insulated/wired 220v shop (2017), 36' x 42' shed, 32' x 60' barn, 14' x 14' building, 20' x 50' barn, 24' x 84' & 38' x 40' pole sheds. 3 heated watering bowls, dugout, bins included. Panels, corrals, handling facility, 2008 Beachcomber hot tub & 1000 gallon fuel tank negotiable. 50 acres of cultivated land currently rented for 2022. Hydro \$315/month. Gross 2021 Taxes \$2973.52. Directions: Take highway 362 North of Dauphin to Junction of 491W. Go west for 1.5 miles. Property on North side.

MORE INFORMATION

Room Size Details

Kitchen 15' x 12.50' Dishwasher, fridge, stove, microwave, vinyl plank flooring Dining Room 12.33' x 11.67' Vinyl plank flooring Primary Bedroom 11' x 10.58' 2 closets, vinyl plank flooring, ensuite bathroom Ensuite Bathroom 4 piece Family Room 26.92' x 21.67' Vinyl plank flooring, propane fireplace, custom built-in cabinets Bathroom 4 piece Mudroom Sink, washer, dryer, vinyl plank flooring

Upper Floor Details

Upper Room 1 Name : Bedroom Upper Room 1 Size : 12.83' x 7.75' Upper Room 1 Features : Carpet
Upper Room 2 Name : Bedroom Upper Room 2 Size : 11.50' x 9.25' Upper Room 2 Features : Carpet
Upper Room 3 Name : Other Upper Room 3 Size : 11.67' x 9.42' Upper Room 3 Features : Carpet, currently used as a bedroom

Basement Details

Basement Room Name 1 : Unfinished Space Basement Room Features 1 : Basement Freezer & Fridge excluded

BASE INFORMATION:

Bed : 3
Bath : 2

LAND INFORMATION:

Legal Land : Part of SE 22-26-20W
Desc
Frontpage : Concrete
Total acres : 79.3
Square feet : 1600

BUILDING INFORMATION:

Possession : Negotiable
Occupancy : Owner
Heat : Electric Forced Air/Wood Boiler
N/A : 1 1/2
Year Built : 1948
Remodeled on : 2021
Hydro Budget : 315
Property Tax : 2973.52

CONVENIENCE:

Name : **Britney Warkentin (Stokoteln)**
Phone : (204) 648-5163

