



\$259,900

MLS# 202507543

REDUCED PRICE! SELLER IS MOTIVATED! This beautiful 160-acre property is located at the quiet dead end of Road 16N, just 5.6 km east of Rosa. Surrounded by nature and bordering the Rat River Wildlife Management Area, it's an ideal setting for building your dream home or cottage, with endless opportunities for outdoor recreation including fishing, hunting, quadding, boating, and hobby farming. The land offers a great mix of uses, with approximately 77 acres currently cultivated, 10 acres of native hay, and the remaining area used as pasture. Fencing is in place on the north, west, and south sides, with Crown land bordering the north and west, offering added privacy and room to roam. Whether you're looking for a peaceful retreat, a recreational getaway, or a productive piece of land, this property is full of potential. Don't miss out on this rare opportunity to own a slice of country paradise. Features:



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Bryce Marmus

PHONE
(204) 381-2646

OFFICE PHONE
(204) 326-4322

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