



**\$999,000**

**MLS# 202603256**

For full listing details,  
please scan:



**3 Bedrooms | 2 Bathrooms | 1,487 Sqft**



**Donny Wolfe**

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Exceptional 461-acre property, presenting a rare opportunity for those seeking to establish or expand their farming operation. Ideally situated, this land offers excellent accessibility and versatility for various pursuits. The 156-acre homestead features a solid 3-bedroom, 2-bathroom farm house with a brick facade, bright interior, main floor laundry, timeless natural oak cabinetry, sunroom, an unfinished basement ready for customization, and an attached double garage. Outside you will find 2 large gardens, beautiful trees, and gated driveway access. Beyond the homestead, another sprawling 305 acres consisting of a mix of productive hayfields, pasture, and bush land, provides ample space for grazing, feed production, or further expansion. This rare farmland package combines 3 titles, complete with a residence, outbuildings and sprawling acreage and is conveniently situated along HWY 12 and PR 210. Located just 40 minutes from Steinbach and Buffalo Point, this is an outstanding opportunity to invest in a large, versatile property with limitless possibilities. Features:

**RE/MAX<sup>®</sup>**  
**PERFORMANCE**