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262.79 Acres  
Contact Agent  
for Information  
Agricultural Zoning

DEVELOPMENT OPPORTUNITY | 614 NOVOTNY RD

## DEVELOPMENT OPPORTUNITY

In the beautiful community of Grande Pointe

Welcome to an opportunity that doesn't come around every day – 614 Novotny Road! This land presents an exceptional development opportunity, offering over 260 acres of land adjacent to the Grande Pointe Meadows development. This prime location is strategically positioned for future growth and expansion. Currently leased for agricultural use, the existing tenant is interested in continuing the farming operations, providing an immediate income stream while holding significant long-term development potential.

The land currently has a home and a Quonset, both offering immediate practical value. The home offers services and livability, while the Quonset serves as useful storage or workspace. These existing structures offer flexibility and can be utilized in various ways during the development phase, making this property an ideal investment with endless potential.

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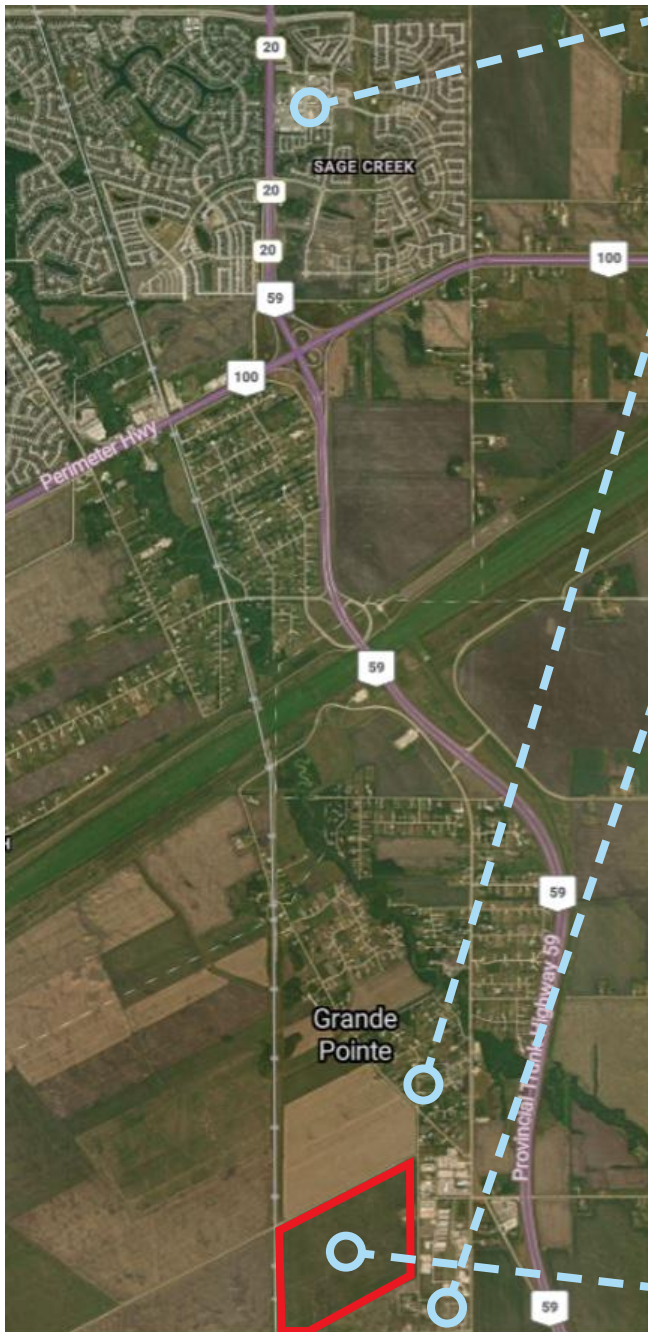


# Property Highlights

<b>ADDRESS</b>	614 Novotny Road				
<b>AREA AVAILABLE</b>	262.79 acres (±)				
<b>SALE PRICE</b>	Contact agent for information				
<b>TAXES</b>	—				
<b>TAX ROLL #</b>	139800	139500	139400	139100	140000
<b>PROPERTY ADDRESS</b>	DESC 203 NO 3910	614 Novotny Rd	DESC 201 NO 03910	DESC 200 NO 03910	Novotny Rd
<b>MUNICIPALITY</b>	165 RM of Ritchot	165 RM of Ritchot	165 RM of Ritchot	165 RM of Ritchot	165 RM of Ritchot
<b>ACREAGE</b>	36.59 A	54.90 A	54.95 A	36.63 A	79.72 A
<b>ASSESSMENT VALUE</b>	392,800	909,000	456,200	392,900	540,400
<b>TITLE NUMBER</b>	1594957 / WINNIPEG				
<b>ZONING</b>	AG - Agricultural General Zone				
<b>FLOOD PROTECTION</b>	Protected from flooding by the Red River Floodway				
<b>FRONTAGE (±)</b>	Approximately 3,260 Ft Frontage on Novotny Road Approximately 4,195 Ft Frontage on Richardson Road				
<b>UTILITIES AND PUBLIC IMPROVEMENTS</b>	<p>In the R.M. of Ritchot, funding will support upgrades to the raw water supply system and increase the capacity of the reservoir to meet rising water use from rural residents in the R.M. of Ritchot Île des Chênes, as well as planned future expansion of the regional water system to the community of Grande Pointe and area. These upgrades will ensure the municipality can provide potable water to the existing and future population that meets both Manitoba's and Canada's water quality standards and legislation.</p> <p>Electricity: Hydroelectricity, Overhead lines  Water: Municipal water  Natural Gas: Natural gas service is not available  Drainage system: Open ditches  Telephone/Internet: High speed Internet access and both cellular and land line telephone services are in the area  Adequacy: Utilities are typical and adequate for the market area</p>				
<b>COMMENTS</b>	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				



# Location Map



## SAGE CREEK

12 km, 11 minute commute to Sage Creek

- Sobeyes
- Liquor Mart
- Shoppers Drug Mart
- Shell Gas
- Dollarama
- Restaurants
- Block & Blade Restaurant and Bar
- Santa Lucia Pizza
- Hiro Sushi
- RBC Royal Bank

## THE GRANDE AT GRANDE POINTE



## ILE DES CHENES

Novotny Rd is Located adjacent to Grande Pointe Meadows.  
7 km, 6 min commute from Ile Des Chenes.



## BUILDERS CURRENTLY IN THE AREA:

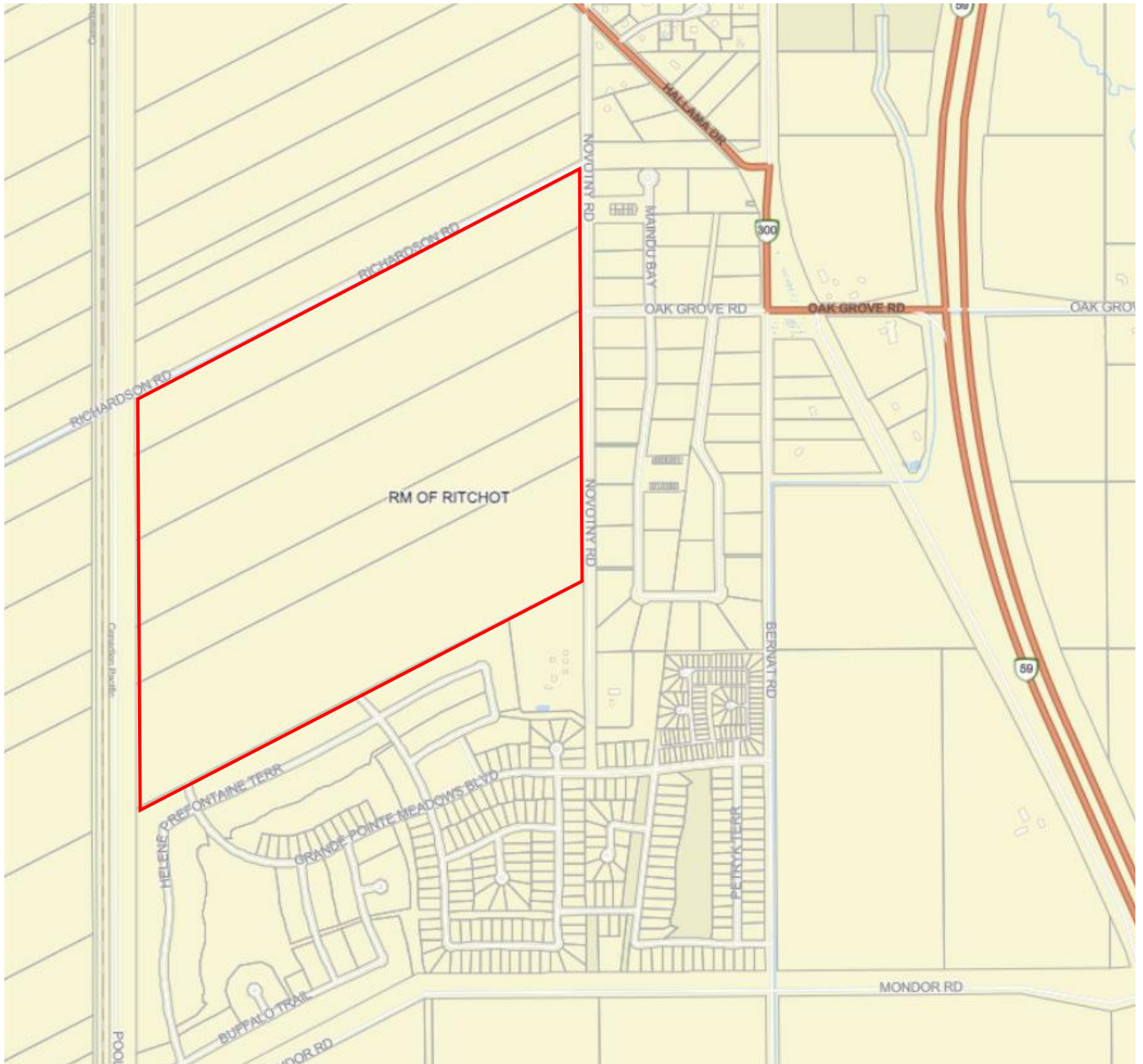
- Broadview Homes
- Randall Homes
- Connection Homes
- Kensington Homes
- K&S Custom Homes
- Sterling Homes

## 614 NOVOTNY ROAD, SUBJECT PROPERTY

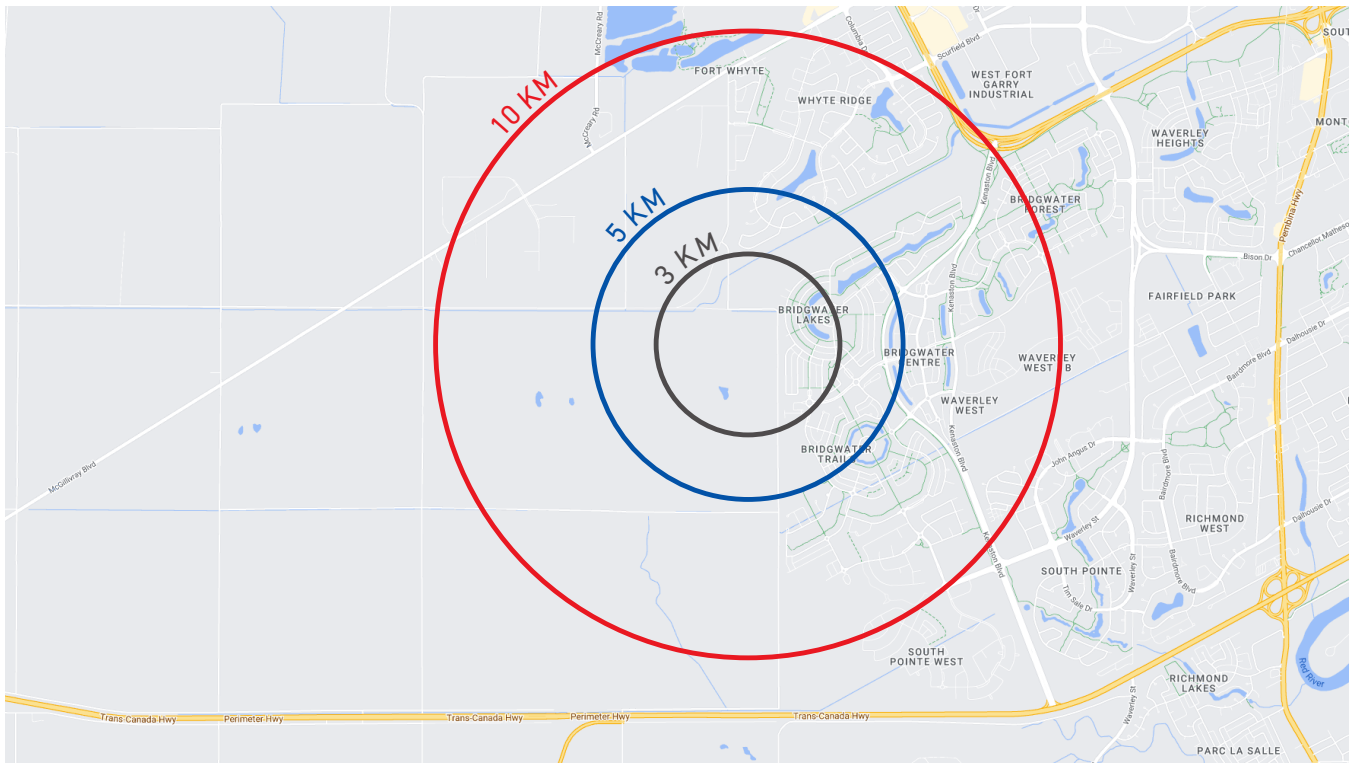
±262.79 Acres



# Provincial Land Use Map



# Demographic Analysis



## POPULATION

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

## MEDIAN AGE

	Median Age
3 KM	32.2
5 KM	34.2
10 KM	39

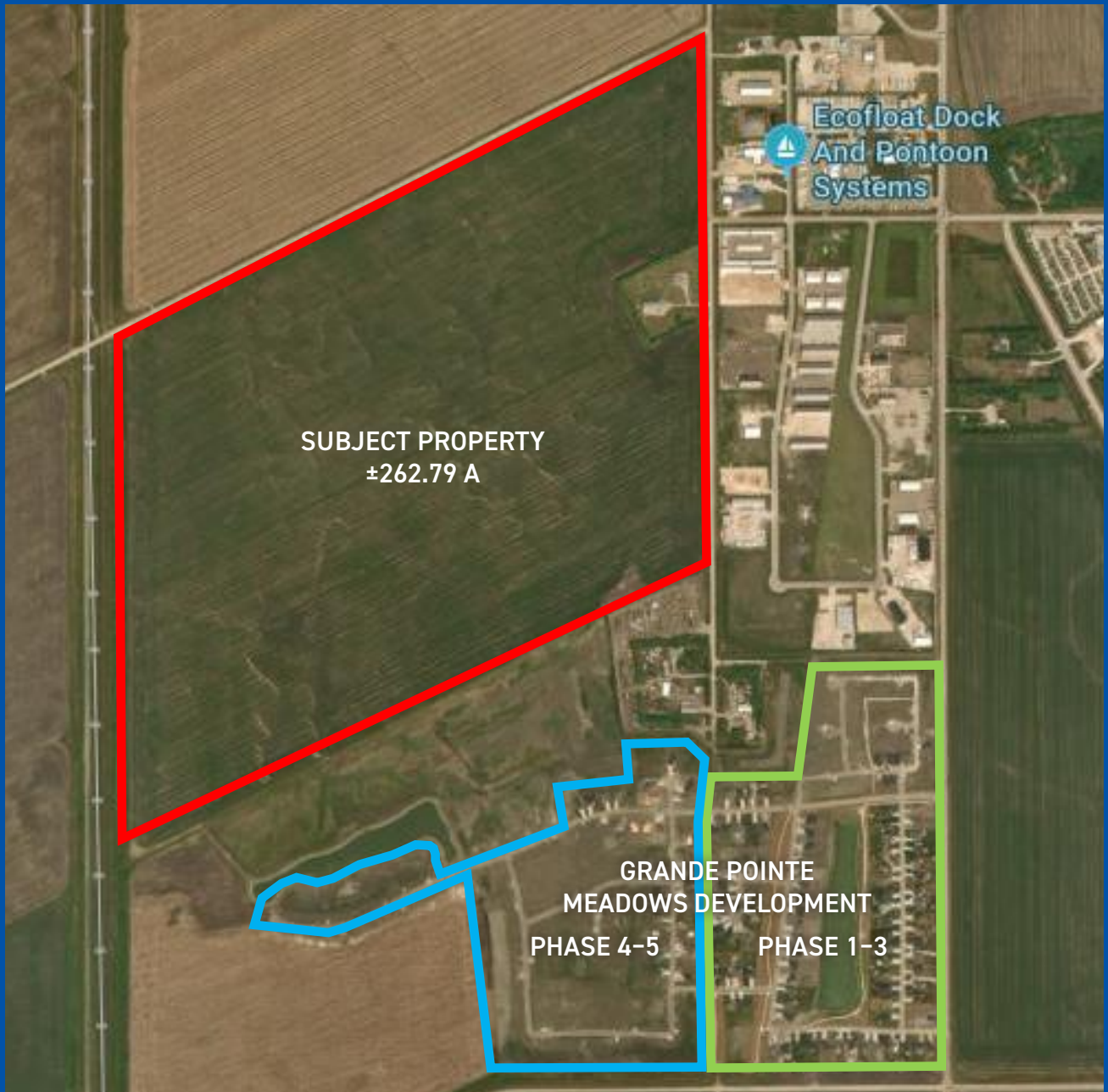
## HOUSEHOLD INCOME

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

## 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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