

381 Acres
**Contact Agent
for Pricing**
Agricultural Zoning

FOR SALE | WEST BRADY RD

Brady Road and Trans-Canada Frontage

381 Acres with 4,054 Foot Frontage on Highway 100!

- Potential for development as South Pointe West and Bridge Water Trails encroach Brady Road.
- Extension of Waverly is planned to extend through property.
- RM of MacDonald, lower taxes.

**RE/MAX
PROFESSIONALS**

1601 Buffalo Place
Winnipeg, MB R3T 3K7
o. 204-957-0500
f. 204-452-4359
wpgproperty.ca

RE/MAX
COMMERCIAL

WAYNE SATO
WAYNE SATO PERSONAL REAL ESTATE CORPORATION
Sales and Leasing Executive

c. 204.510.3311

o. 204.957.0500

wayne@waynesato.ca

waynesato.ca

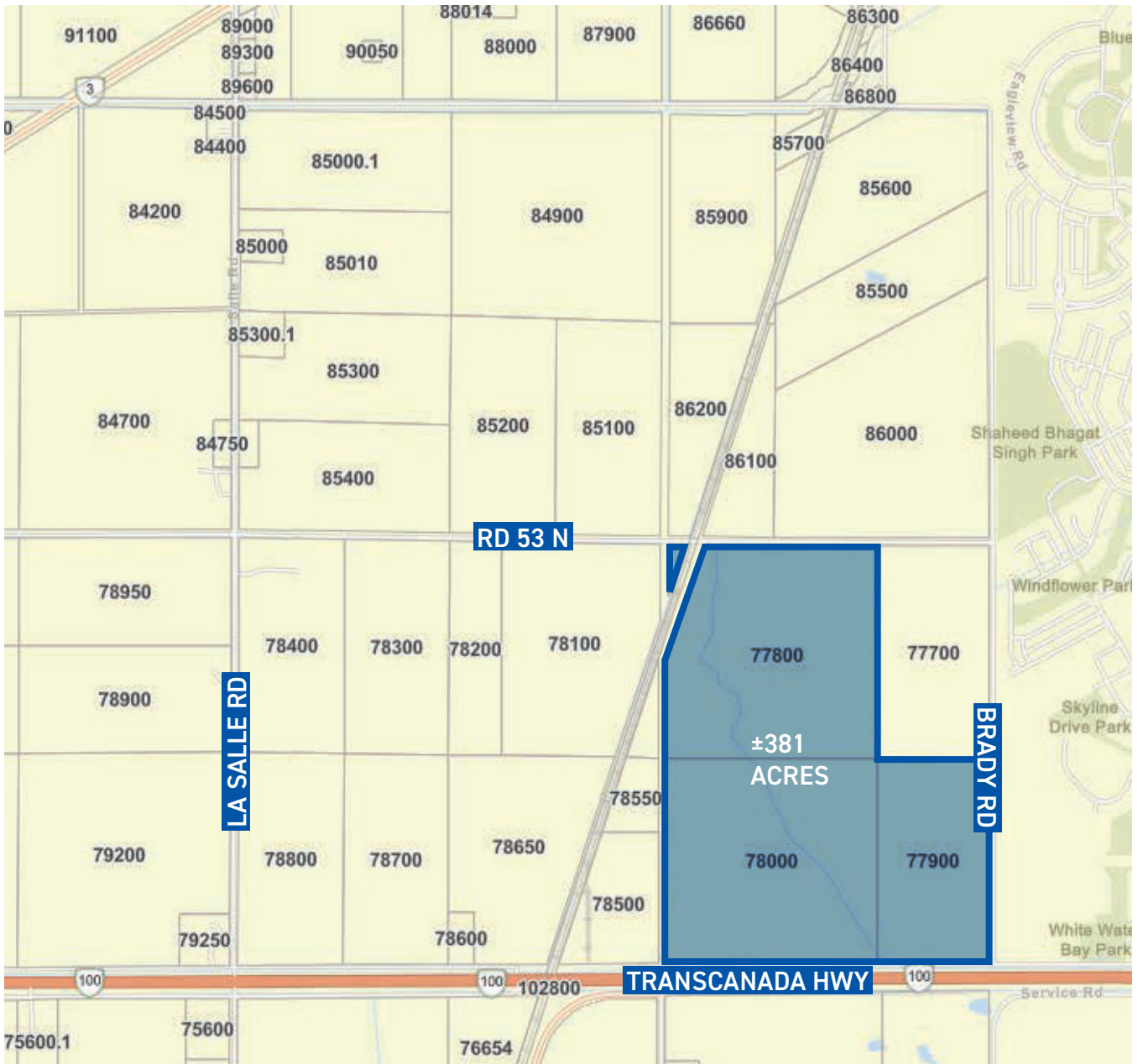


Property Highlights

| | |
|--|---|
| ADDRESS | DESC NE35-9-2E Oak Bluff, Manitoba |
| AREA AVAILABLE | 381 acres (±) |
| SALE PRICE | Contact agent for pricing |
| TAXES | — |
| TAX ROLL # | 77800 / 78000 / 77900 |
| TITLE NUMBER | 2888231/1 |
| LEGAL DESCRIPTION | DESC NW26-9-2E 153.47 A DESC SW26-9-2E DESC SE26-9-2E W 1/2 AND FRAC SE 1/4 26-9-2 EPM EXC OUT OF THE NW 1/4 OF SAID SECTION FIRSTLY: RIGHT-OF-WAY ON RAILWAY PLAN 374 WLTO SECONDLY: PUBLIC ROAD PLAN 2397 WLTO AND THIRDLY: DRAIN PLAN 1382 WLTO AND EXC OUT OF FRAC S 1/2 OF SAID SECTION PUBLIC ROAD PLAN 6788 WLTO |
| ZONING | AG - Agricultural General Zone |
| FLOOD PROTECTION | The subject property is located near the Red River but is protected from flooding by the Red River Floodway |
| FRONTAGE (±) | Approximately 4,054 Ft Frontage on Hwy 100 |
| UTILITIES AND PUBLIC IMPROVEMENTS | 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 |
| PROPOSED PUBLIC OR PRIVATE IMPROVEMENTS | There are no known public or private improvements in the immediate area, however plans call for the redesign of the perimeter interchange. This is anticipated to start in the next few years. The Province of Manitoba Infrastructure and Transportation website indicates 'traffic safety improvements on 100' to the east of the subject area along PTH 100. |
| COMMENTS | 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 per assessment records with minor discounts for water, erosion, solonetz and shallow phase. |



Tax Roll Assessment Map



The map displays the Bridgewater area with three concentric circles centered on the town. The innermost circle is black and labeled '3 KM'. The middle circle is blue and labeled '5 KM'. The outermost circle is red and labeled '10 KM'. The map includes labels for various locations such as Fort Whyte, Whyte Ridge, West Fort Garry Industrial, Waverley Heights, Bridgewater Forest, Fairfield Park, Waverley West B, Waverley West, South Pointe, South Pointe West, Richmond West, Richmond Lakes, and Parc La Salle. Major roads like Trans-Canada Hwy, Perimeter Hwy, and various local streets are also shown.

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

| | Median Age |
|-------|------------|
| 3 KM | 32.2 |
| 5 KM | 34.2 |
| 10 KM | 39 |

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

| | 2022 | 2027 |
|-------|--------|--------|
| 3 KM | 2,664 | 3,162 |
| 5 KM | 10,854 | 12,326 |
| 10 KM | 67,308 | 74,262 |



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca



Scan QR code
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

RE/MAX
COMMERCIAL®

1601 Buffalo Pl | Winnipeg, MB | R3T 3K7 | o. 204-957-0500 | f. 204-452-4359 | wpgproperty.ca