



Unreserved Public Real Estate Auction

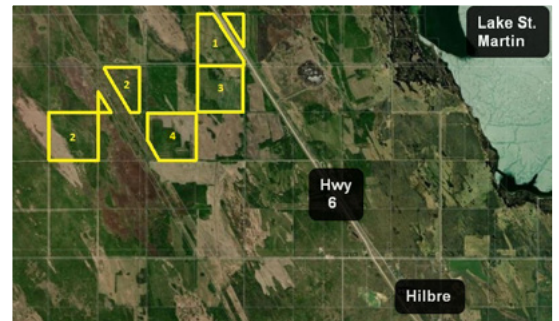
Hilbre, MB

October 22, 2024

5 Farmland ¼ Sections on 4 Parcels

We're pleased to present a rare find with five ¼ sections of farmland being sold as four parcels near Hilbre, MB. The parcels total 720.6± title acres and contain a mix of pasture, cultivated land, arable land, and bush. The first parcel has 138± title acres. There is a dugout on the western portion, which is fenced with trees and bush around the perimeter, while the east side has cultivated land, pasture, and bush. The second parcel contains two ¼ sections with a mix of pastureland and bush. The northeast ¼ has 110.8± acres and MB hydro lines throughout. The land underneath is not owned but can be farmed. The southwest ¼ has 160 acres of pasture and bush. The third parcel has an old yard site with (2) water wells, power, and buildings along with a 34-acre fenced cattle feedlot on a total of 158± title acres. This quarter has been rented for several years with a mix of arable land and bush. The fourth quarter is 153.7± title acres of cultivated land and bush, with perimeter fencing. This property is being sold by Ritchie Bros. on behalf of Jo-Ann Gittoes.

GPS 1: 51.540232, -98.638056, GPS 2: 51.532783, -98.661591, GPS 3: 51.532901, -98.63808, GPS 4: 51.526210, -98.650269



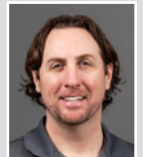
Property may be viewed without appointment

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RITCHIE BROS.
REAL ESTATE SERVICES LTD.

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Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.