

GREAT FARM PROPERTY

Glenboro, MB

OCTOBER 1st -
OCTOBER 5th, 2020



**UNRESERVED ONLINE
TIMED AUCTION**

**TEAM
AUCTIONS**
Sekura Auctions Since 1966



Amenity Real Estate Ltd

Cliff Martens

REALTOR®

204-346-4117

Co-Marketed with Real Estate Centre 1.866.345.3414

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**TEAM
AUCTIONS**

Sekura Auctions Since 1966

**400 +/-
ACRES**

UNRESERVED ONLINE TIMED AUCTION

GREAT property for someone to start farming or to add to your existing farm!

Located right along the number 5 Highway within five miles of the town of Glenboro.

The farm consists of four hundred acres on two titles. Approx. 350 acres are cultivated, and currently in hay. There is a 974 square foot character one-and-a half storey home that needs extensive renovations. There is an older Dairy Barn with a cathedral ceiling. This barn measures 40' x 132' with an addition that is 22' x 40'. This building is entirely insulated with cement floor, and could be used as a heated shop, or a wonderful calving barn.

Two cattle shelters in excellent condition; one measuring 30' X 84' and the other one measuring 30' x 42'. One grain bin, approx. 3000 bushels. Another small barn great for storage 24' x 32' and in good shape. Plus, an older Stave concrete silo.

A wonderful high and dry yard. Truly a great place to raise & grow a family. The town of Glenboro has all the amenities like; schools K-12, sports programs, c-store, grocery store, bank, pharmacy, vet clinic, and equipment dealerships.



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PROPERTY PHOTOS



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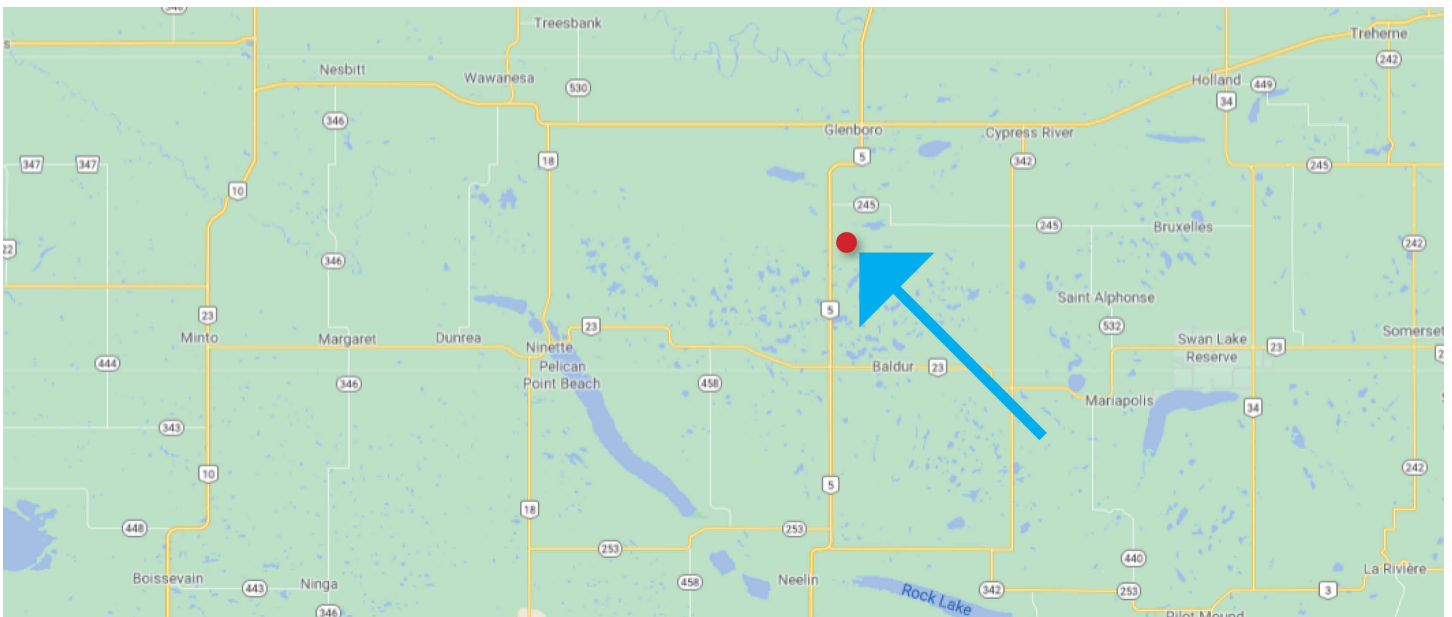
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MAPS

AERIAL MAP



REGIONAL MAP



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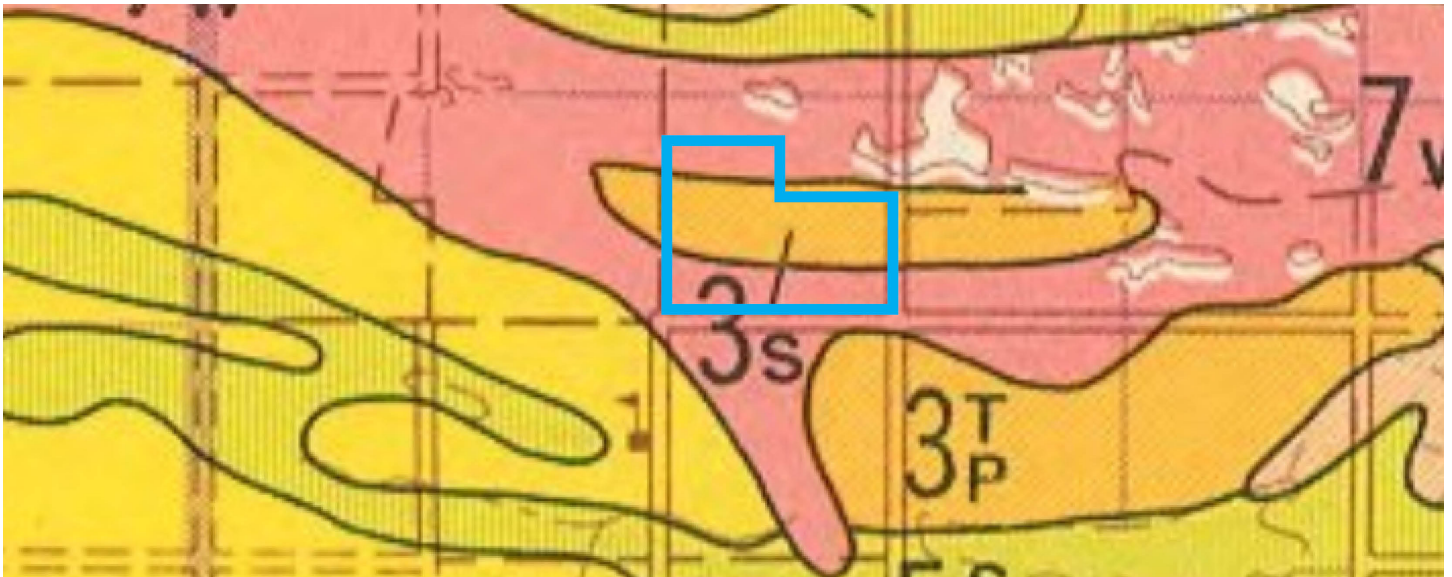
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MAPS

SOIL MAP



SOIL CLASSIFICATIONS

CLASS 1	SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS. The soils are deep, are well to imperfectly drained, hold moisture well, and in the virgin state were well supplied with plant nutrients. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops.
CLASS 2	SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of crops.
CLASS 3	SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.
CLASS 4	SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES, OR BOTH. The limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. The soils are low to fair in productivity for a fair range of crops but may have high productivity for a specially adapted crop.

CLASS 5	SOILS IN THIS CLASS HAVE VERY SEVERE LIMITATIONS THAT RESTRICT THEIR CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE FEASIBLE. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.
CLASS 6	SOILS IN THIS CLASS ARE CAPABLE ONLY OF PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE NOT FEASIBLE. The soils provide some sustained grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. The terrain may be unsuitable for use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.
CLASS 7	SOILS IN THIS CLASS HAVE NO CAPABILITY FOR ARABLE CULTURE OR PERMANENT PASTURE. This class also includes rockland, other non-soil areas, and bodies of water too small to show on the maps.
* 0	ORGANIC SOILS (Not placed in capability classes).



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