

**BIDDING OPENS: Tue, Aug 23, 2022**

**BIDDING CLOSES: Thu, Aug 25, 2022**



**40± Acres Plan 4628, Lot 2176**

46 Acre Market Garden Farm on the Hay River with a 2300 Sq Ft Log Home

Sale Managed by:

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# Basic Property Info

A rare find in the NWT: rural, titled property. The title is fee simple and not just a leasehold interest. The lot is 46.3 acres in size, approx. 30 acres cleared for farming with a 1000 foot in-ground 4" irrigation line and a 100' X 400' garden and about 13.3 acres still forested, mostly around the home. The zoning is MG (Market Garden) which allows for a broad number of permitted and discretionary uses (go to hay-river-zoning for details). The property can be subdivided into 5 acre parcels.

It is located on the Mackenzie Highway (Highway #2) near the Fort Smith (Highway 5) junction, within town limits but 9 km from the town centre.

The 1984 log home is approx. 1700 sf on the ground floor and 600 sf on the second floor, with an unfinished walkout basement about 1300 sf plus an additional 400 sf of dirt floor storage. The house looks out over the scenic Hay River but it sits on high ground and was untouched by the recent historically unprecedented spring breakup flooding. (Disclosure: there was some limited damage done to the lower garden and part of the irrigation line.)

Recent renos and upgrades include second floor PVC windows (2011), furnace and ductwork (2011), Roth double wall oil tank (2011) propane hot water heater (2013) Blaze King airtight woodstove (2018) and chimney (2021), replacement shower (2022) washer and propane dryer (2022). The propane appliances have reduced the power bills substantially

Other features include some cedar shake shingle siding, cathedral ceilings, large kitchen island, a second bathroom rough-in in the basement, a large (1200 gallon) water tank with new pump and a septic tank and field rather than a sewage pump out tank (a rare find in the Canadian sub-arctic).

Price includes: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, 2 sat dishes, 4 sheds and an older Champion road grader

Note: The Champion Grader and sea can goes with the property. This is agricultural land or development property. This is a none flood zone area.



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## ROOM SIZES

Living Room 20 X 30	Kitchen 20 X 20				BATHS	1 Full
Primary Bedroom 19 X 14	Bedroom 17 X 16	Bedroom 15 X 15			Storage	Basement 1300 Sq. Ft.
Laundry Room 10 X 8				Make: Model: Serial #:	Foyer / Entry 10.5 x 7	Deck Multiple, Large

## HEAT

## INSULATION

## BUILDING

## LOT

Type F/A OIL & WOOD	Ceiling: R Walls: R Floor: R Skirting: R	Sq.ft 2300 + Basement	Lot Sz 46.3 Acres
Annual Cost Litres Over Last 12 Months		Age 1984	Garage  Parking
SPECIAL FEATURES /FURNISHINGS:		Lot 2176	Block Plan 4628

## FOUNDATION

## PROPERTY TAXES

Amount/yr \$3841 2022

Tenure Fee Simple

Fees

Area

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Additional pictures and videos are available for viewing at <https://tinyurl.com/boden-farm>  
Note: property to be sold by on-line auction starting Aug. 23 Details at <https://tinyurl.com/boden-farm>

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

teamauctions.com



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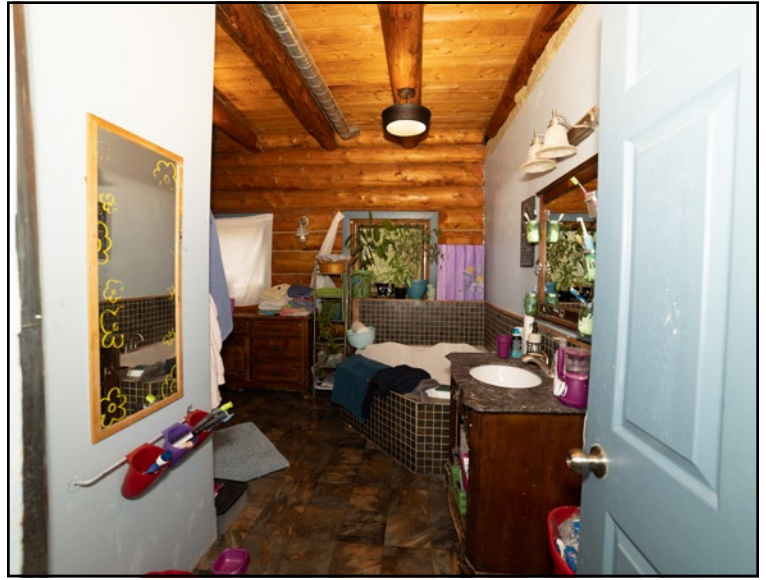


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