

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 Office, Industrial development.
- Directly west of burgeoning Bridgwater neighborhood
- Located between proposed future expansion of Bishop Grandin and Waverley
- RM of MacDonald, no city of Winnipeg Property Business Tax
- Close to Costco, Home Depot, Walmart

RE/MAX
PROFESSIONALS

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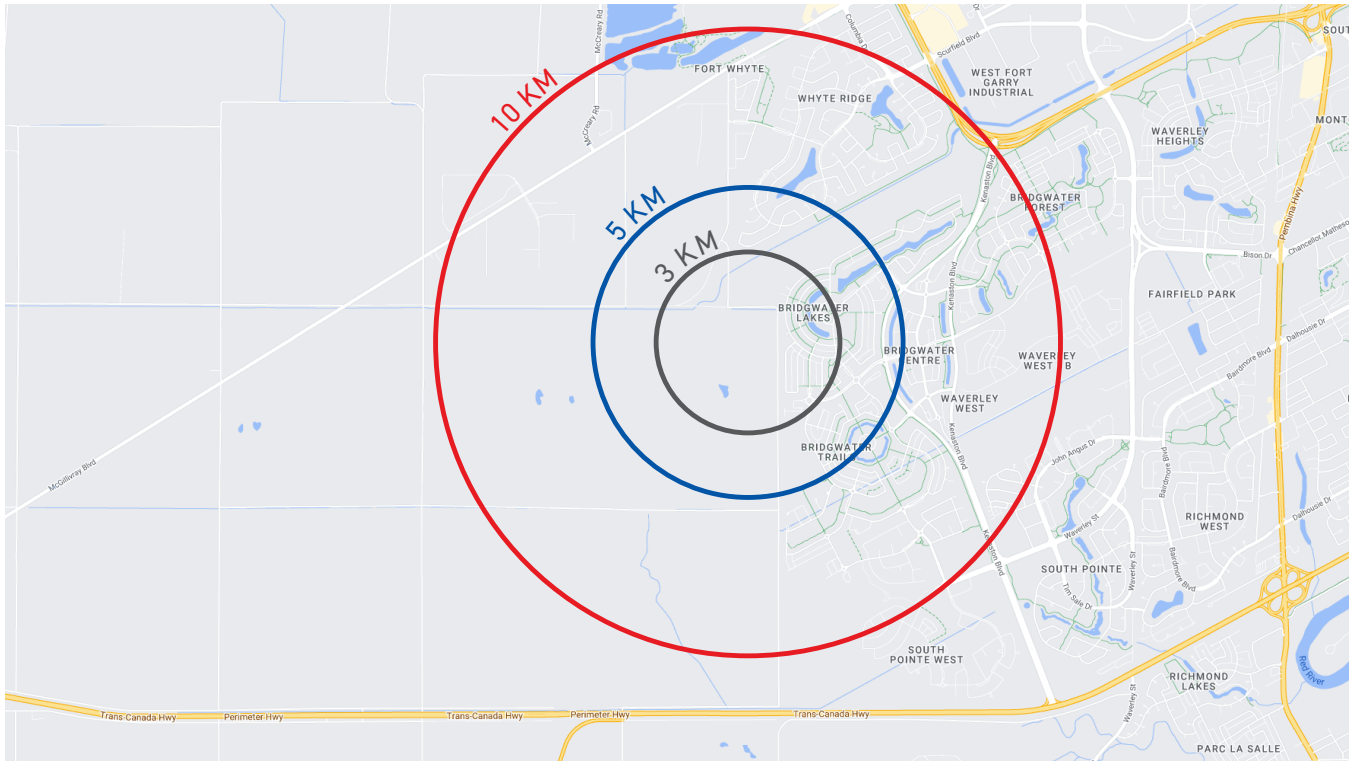


Property Highlights

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 77900.00 DESC SE26-9-2E 75.4 A \$526,300 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.



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





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