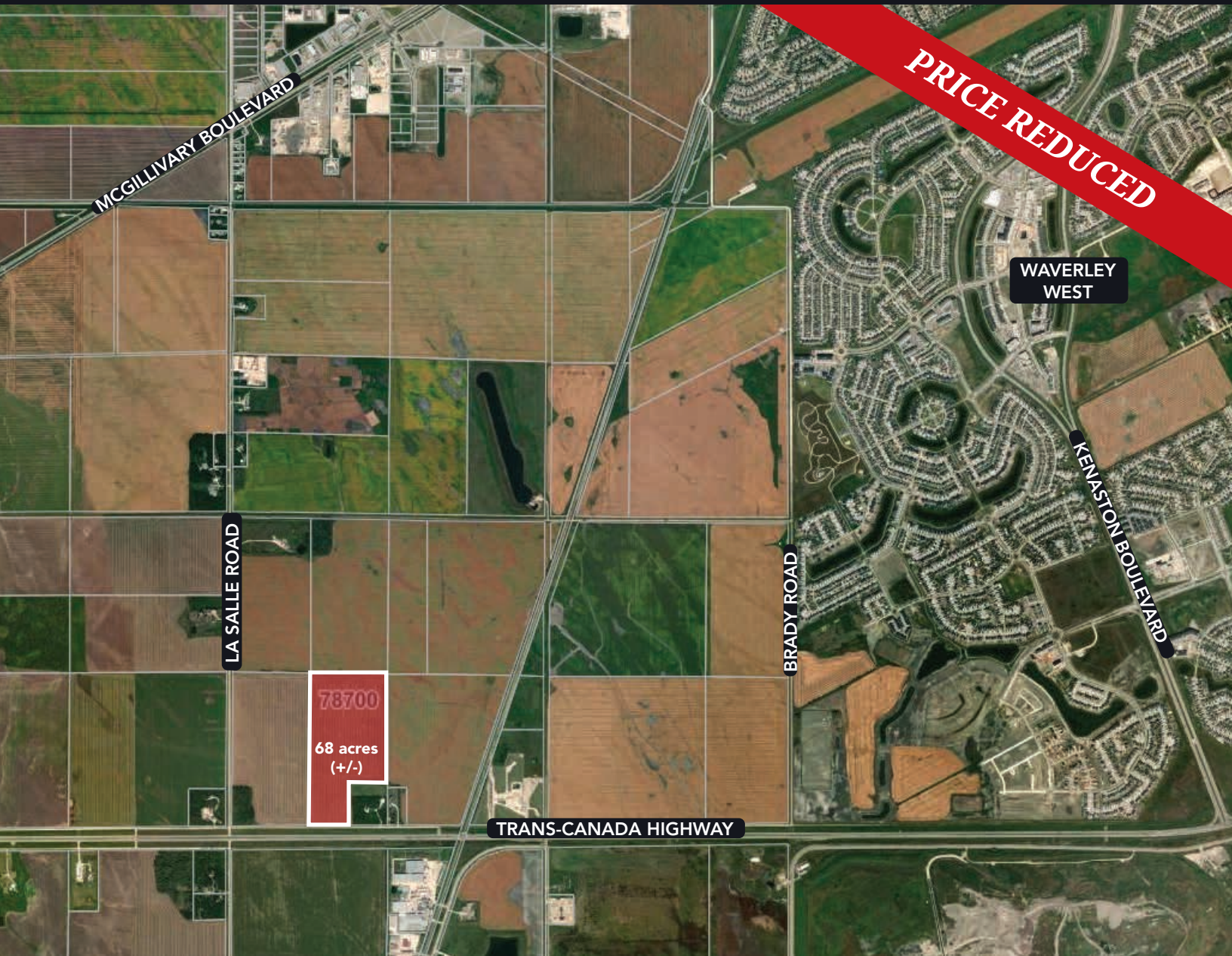


DEVELOPMENT LAND WITH FRONTAGE ON PERIMETER HIGHWAY

9079 - PTH 100 (PERIMETER HIGHWAY)

OAK BLUFF, MB



RENNIE ZEGALSKI, Principal
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Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

ADDRESS	9079 PTH 100, Oak Bluff, Manitoba
AREA AVAILABLE (+/-)	68 acres (total site is 78.8 acres and homestead site of 10 acres is being subdivided. Estimated completion - early 2024)
SALE PRICE	\$3,400,000 \$3,060,000 (\$50,000 \$45,000 per acre)
TAXES	\$2,216.66 (2025) (the actual assessment will be lower based on 68 acres of farmland)
TAX ROLL NO.	78700
TITLE NO.	1511414/1
LEGAL DESCRIPTION	THE E 1/2 of SQ 1/4 27-9-2 EPM, EXC, TRANS CANADA HIGHWAY, PLAN 6788 WLTO
ZONING	AG - Agricultural General Zone
FLOOD PROTECTION	The subject property is located near the Red River and Assiniboine River, but is protected from flooding by the Red River Floodway
FRONTAGE (+/-)	720 ft.

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 in the area
ADEQUACY	Utilities are typical and adequate for the market area

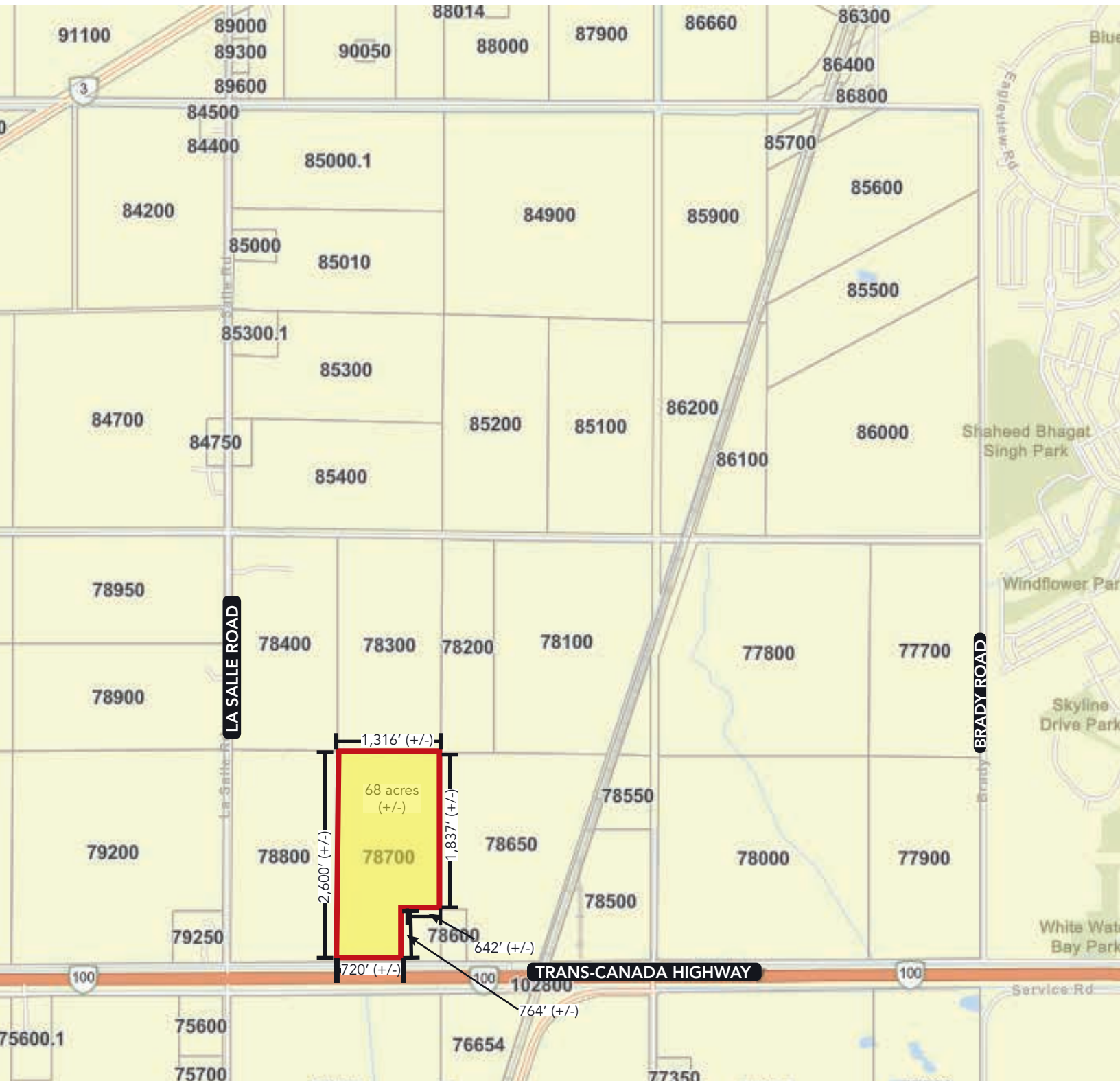
PROPOSED PUBLIC IMPROVEMENTS

There are no known public or private improvements in the immediate area, however plans call for the redesign of the perimeter interchange at Oak Bluff a few miles to the northwest. 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 (start date Summer 2020 and completion Winter 2024).

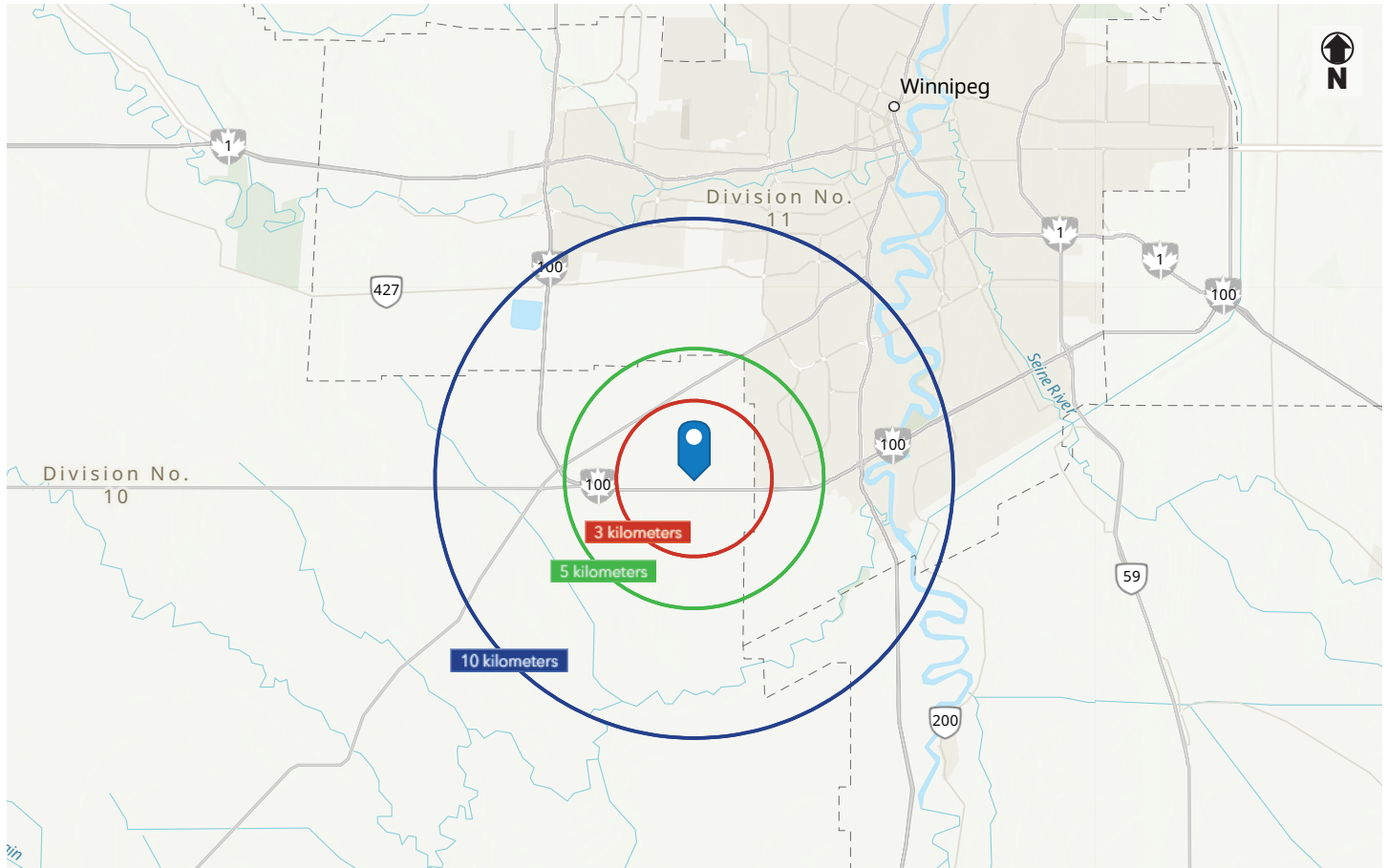
COMMENTS

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



DEMOGRAPHIC ANALYSIS



POPULATION

3 km

5 km

10 km

1,077

22,820

143,500

PROJECTED (2029)

1,250

26,819

160,942



HOUSEHOLD INCOME

3 km

5 km

10 km

\$137,653

\$151,536

\$146,283

PROJECTED (2029)

\$163,445

\$176,248

\$171,223



HOUSEHOLDS

3 km

5 km

10 km

348

7,153

53,121



MEDIAN AGE

3 km

5 km

10 km

30.7

31.4

36.0

CONTACT

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