

*Alycia Dawson*  
realtor®

# 89143 Road 6E

RM of Rockwood, MB

**\$524,900 | 4 BEDS | 2.5 BATHS | 1,755 SQFT | LOT SIZE: 78.68 ACRES**

## Turnkey Hobby Farm Just Outside Gunton



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Turnkey Hobby Farm just outside of Gunton, only 3 miles down gravel from #7. This 78.68 acre property offers space, functionality, and opportunity. The 1,755 sq ft bungalow with no basement features 4 bedrooms and 3 bathrooms, with a bright open-concept kitchen, dining, and living area & additional family room. The primary bedroom not only has a his & hers closet, it also features a beautiful ensuite with a standing shower and jetted tub! The attached single garage is 14x24 with in floor heat. The land is set up for hobby farming with 48 acres of hay land (rented), 6 acres for cattle, 14 acres cattle pasture (fencing needs to be fixed), .35 acre outdoor riding pen and 3 acre homestead with fenced in area off the back deck. Outbuildings include: Shop (needs work to be salvaged, on concrete) 29x33, Machine Shed 20x30, Double sided Chicken Coop with free run pasture 14x16 built in 2023, Barn with 5 stalls 30x40, Cow Shelter 35x15 & hunting blind located in the SW corner of the property. If you have been looking to upsize your hobby farm this could be perfect for you!

### INCLUSIONS

- Refrigerator (1yr)
- Stove (1yr)
- Freezer (1yr)
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Blinds
- Garage Door Opener & Remote(s)
- Gates
- Cattle Waterer
- 50" Deck Lawn Mower

## EXCLUSIONS

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- Panels - Arbor

## SPECIFICATIONS

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- Style: Bungalow
- Built: 1980
- Gross Taxes: \$3,504.55

## MEASUREMENTS

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### Kitchen: 12.50 x 10.08

- Vinyl Flooring
- Oak Cabinets
- Stainless Steel Appliances

### Dining Room: 10.58 x 12.42

- Vinyl Flooring
- Door to Front Deck
- PVC Windows

### Living Room: 15.42 x 19.67

- Laminate Flooring
- PVC Window

### Family Room: 12.33 x 18.83

- Laminate Flooring
- PVC Windows

### Main Bathroom: 4 Piece

- Oak Vanity
- Jetted Tub

### Primary Bedroom: 13.75 x 12.33

- Vinyl Flooring
- His + Hers Walk-in Closets
- PVC Windows

### Ensuite Bathroom: 4 Piece

- Whirlpool Tub
- Double Shower Head

### Bedroom #2: 11.75 x 8.83

- Vinyl Flooring
- Double Closet
- PVC Window

### Bedroom #3: 9.42 x 8.92

- Vinyl Flooring
- PVC Window

### Bedroom #4: 12.42 x 9.58

- Vinyl Flooring
- Double Closet
- PVC Window

### Laundry Room: 4.92 x 11.17

- Vinyl Flooring
- Whirlpool Washer & Dryer
- Crawlspace Entrance
- PVC Windows

### Bathroom: 3 Piece

- Oak Vanity
- Glass Stand Up Shower

## FEATURES

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- Heated by Forced Air Electric Furnace
- Sump Pump
- Hydro Budget: \$400/mth
- 100 Amp Electrical Panel (House - North)
- 200 Amp Electrical Panel (House - South/Garage)
- Small Electrical Panels in Barn & Well House
- Water Softener (Not Hooked Up)
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Concrete Foundation
- Well Water (Pump House)
- Septic Holding Tank
- Starlink Internet
- Oak Kitchen Cabinets
- Laminate, Hardwood & Vinyl Flooring
- 24' x 14' Single Attached Garage
  - Insulated
  - Vapour Barrier
  - Drywall
  - Heated Floor
- Property is Fenced, Private and Landscaped w/ Deck
- Chicken Coop
- Barn w/ Water
- 48.17 Acres of Hayland Pasture
- 3 Acres of Homestead
- 10 Acres for Cattle
- 0.35 Acre Riding Arena
- 5.62 Acres Cattle Pasture (In Use)
- 14 Acres Pasture (Fencing Needs Repair)
- 6' x 6' Well House (Insulated w/ Elec. Panel)
- Hunting Shack (South East Corner)