

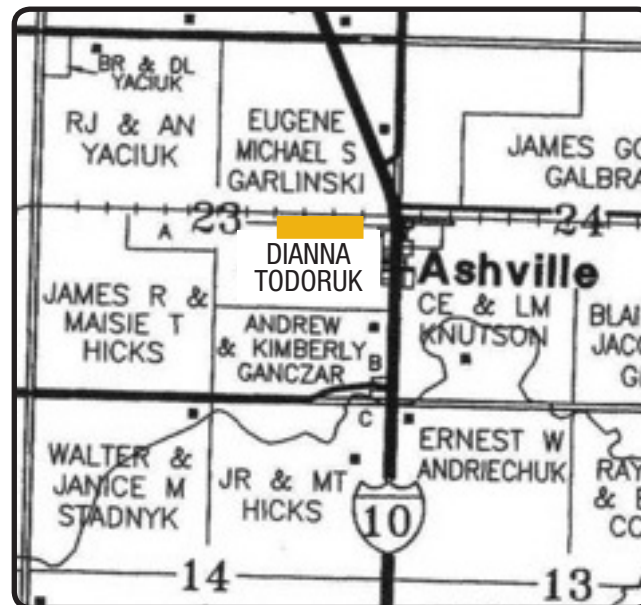
# COMMERICAL & INDUSTRIAL LAND



## Ashville Rail Siding

<b>Land Owner</b>	Canadian National Railway
<b>Land Description</b>	SE 23-25-21 - RM of Gilbert Plains Plan 306, 300' x 2000', East property boundary at PTH 10 (69.75 acres of said 1/4 section which lies south boundary of CNR Right-of-way Plan 306 DLTO, Road 1019 and Road 1823 and west of Plan 2242. Property is owned by Dianna Todoruk)
<b>Land Cost</b>	Negotiable
<b>Site Features</b>	2,000' rail frontage with 150' on each side of track , CN Rail bed remains (track removed), central location, adjacent to the unincorporated Village of Ashville
<b>Road Access</b>	Adjacent to RTAC PTH 10 truck route in a 60 km limit zone, truck entrance off PTH 10 with good visibility, 1 ½ mile north of RTAC PTH 5 truck route. Highway is the gateway to northern Manitoba.
<b>Current Zoning</b>	Agricultural General Zone – Mountainview Planning District
<b>Service Connection</b>	Rural water line installed on east side of property, septic system required, telephone and hydro electric power adjacent to property
<b>Amenities Nearby</b>	Municipal landing strip (10 miles West) or regional airport (15 miles East), VIA Rail passenger train stop (9 miles West) and PTH Junction 5 & 10 (1 ½ miles South).
<b>Area Services</b>	Medical Clinic (9 ½ miles West), district hospital (18 miles West), regional hospital (10 miles East). In between the communities of Gilbert Plains and Dauphin for services and shopping such as schools, grocery stores, banking institutions, gas stations, bulk fuel station, pharmacy, shopping, skating/ hockey arena, curling rink, bowling allies, 18 hole golf courses, parks, outdoor/indoor swimming pools, playgrounds and churches.
<b>Rights</b>	Unknown

PTH 10 to Swan River



CN Rail Line

South to Jct. PTH 5 & 10

# COMMERICAL & INDUSTRIAL LAND

## Ashville Rail Siding

