

COMMERCIAL & INDUSTRIAL LAND

Industrial Seed Cleaning Plant



Land Description

5.73 acres, owner occupied Brett-Young Seeds Limited
Roll #: 75550, Title #: 1788038, NE ¼ 9-25-22 WPM
Zoning: AG – Agricultural General Zone
W 500 ft of S 500 frontage of all that portion of said 1/4 Section which lies north boundary of CNR
Right-of-way Plan 306 DLTO
Rural Municipality of Gilbert Plains, Manitoba

Transportation Access

Situated on Provincial Trunk RTAC Highway (PTH) #5 with good visibility
Gilbert Plains Municipal Airport turf runway 1 mile South
Dauphin Regional Municipal Airport 21 miles east, service by Perimeter Airlines
142 km east of Yorkton or 31 km west of Dauphin
CN Rail frontage full length of property
CN Rail bed remains (track removed)

Building Specifications

*Industrial seed cleaning plant
c/w seed mill, storage bins, ware-
house and office*

Office Building Specifications

- Office building 720 sq ft wood frame building built in 1986
- heated via gas-fired forced air furnace
- Includes reception, private offices, laboratory, staff room, board room with kitchenette
- concrete floor
- 8' wall exterior prefinished metal panels

Seed Mill Process Building

- Process building 6,400 sq ft pre-engineered steel frame building built in 1979
- 24' walls with exterior prefinished metal panels, not lined, not heated
- Contains scale house for tractor-truck unloading
- Contains 400 sq ft heated mezzanine c/w lunchroom and 2 bathrooms
- Contains heated office space below mezzanine
- Poured concrete floor – perimeter grade beam with piles

Industrial Seed Cleaning Plant

Building Specifications *(continued)*

*Industrial seed cleaning plant
c/w seed mill, storage bins,
warehouse and office*

Grain Bin Capacity

- 190,900 bushel outside storage capacity c/w hopper bottom on concrete pad
- 29,600 bushel mill bin capacity c/w hopper bottom for scalper, blending, dust

Warehouse Building

- Warehouse building 25,760 sq ft pre-engineered steel building with centre columns built in two expansions in 1979 and 1980
- 15' walls exterior prefinished metal panels, not lined, not heated
- Contains 2,400 sq ft bagging area, walls lined, heated via suspended gas units, air curtain /air guard
- Poured concrete floor – perimeter grade beam with piles
- 2 loading doors with mechanical lift and dock levelers with adjacent shipping/receiving office

Equipment On Site

- Seed cleaning equipment, bagging/blending equipment and other equipment available onsite

Services

- 600 AMP 3-phase electrical service 347/600 volts
- Piped rural water
- Onsite sewage holding tank
- Alarm system
- Natural gas is available adjacent to property line

About PARC and Incentives

- A regional industry development organization of 8 municipalities that include RM of Hillsburg, TN/RM Grandview, TN/RM Gilbert Plains, V/RM of Ethelbert, RM of Dauphin.
- Board of Director's including the Mayors, Reeves and farm producer representatives.
- Regional agreements & shared services include: tax sharing, rural water pipeline, waste management, land use planning, fire department mutual aid and economic development.
- We focus on the needs of industry and we will work alongside business to help as needed. We can assist with connecting or partnering with farmers, businesses, resource developers, education & training providers, liaison with government & programs, etc.
- Incentives are available. We need to discuss in order to develop a package based on your needs.

