

PRIME FARM LAND IN RATHWELL, MB

RATHWELL FARM LANDS



Brandi Eloquence
Senior Associate

T 204 934 6246
C 204 996 3425
brandi.eloquence@cwinnipeg.com

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com





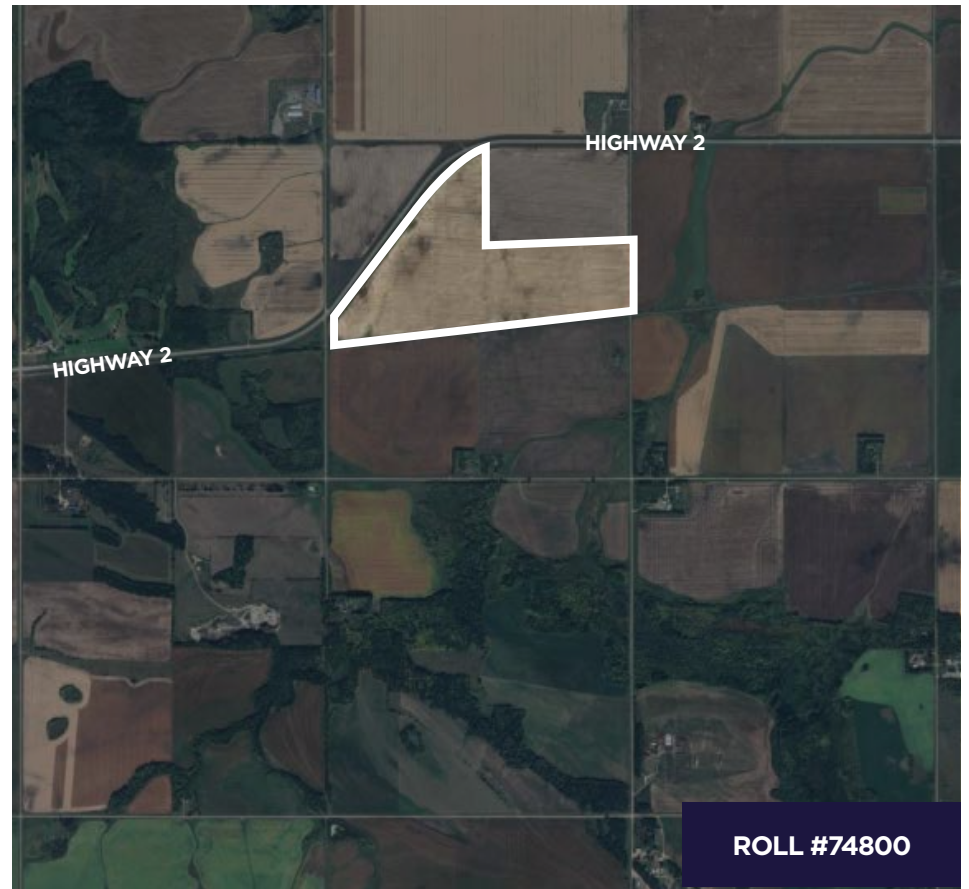
PROPERTY HIGHLIGHTS

(+/-) 171.57 ACRES AVAILABLE

- Fully cleared land ideal for agricultural use
- **Prime location:** Situated between Rathwell and Treherne in the RM of Norfolk Treherne
- **Highway frontage:** Excellent exposure with ample frontage along PTH 2
- **Convenient access:** Service road access directly off PTH 2
- **Established agricultural area:** Located within a well-established and active farming region
- **Zoned AG - Agricultural:** Allows for a wide range of agricultural operations

SALE PRICE: \$1,300,000.00

PROPERTY TAX: \$4,870.93 (2025)



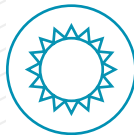
ROLL #74800

MUNICIPALITY OF NORFOLK TREHERNE, MB



COMMUNITY AND LOCATION

The Rural Municipality of Norfolk Treherne is located in south-central Manitoba, approximately 90 kilometres southwest of Winnipeg. The municipality is primarily agricultural, with the community of Treherne serving as the main service and residential centre. The RM offers a quiet rural lifestyle while remaining within reasonable driving distance of larger urban centres such as Winnipeg and Morden.



AGRICULTURAL STRENGTH

Norfolk-Treherne is anchored by productive farmland supporting major crops like canola, soybeans, wheat, and corn, along with local livestock operations. These farms underpin a network of agri-businesses grain handling, equipment, and farm services that strengthen the local economy.



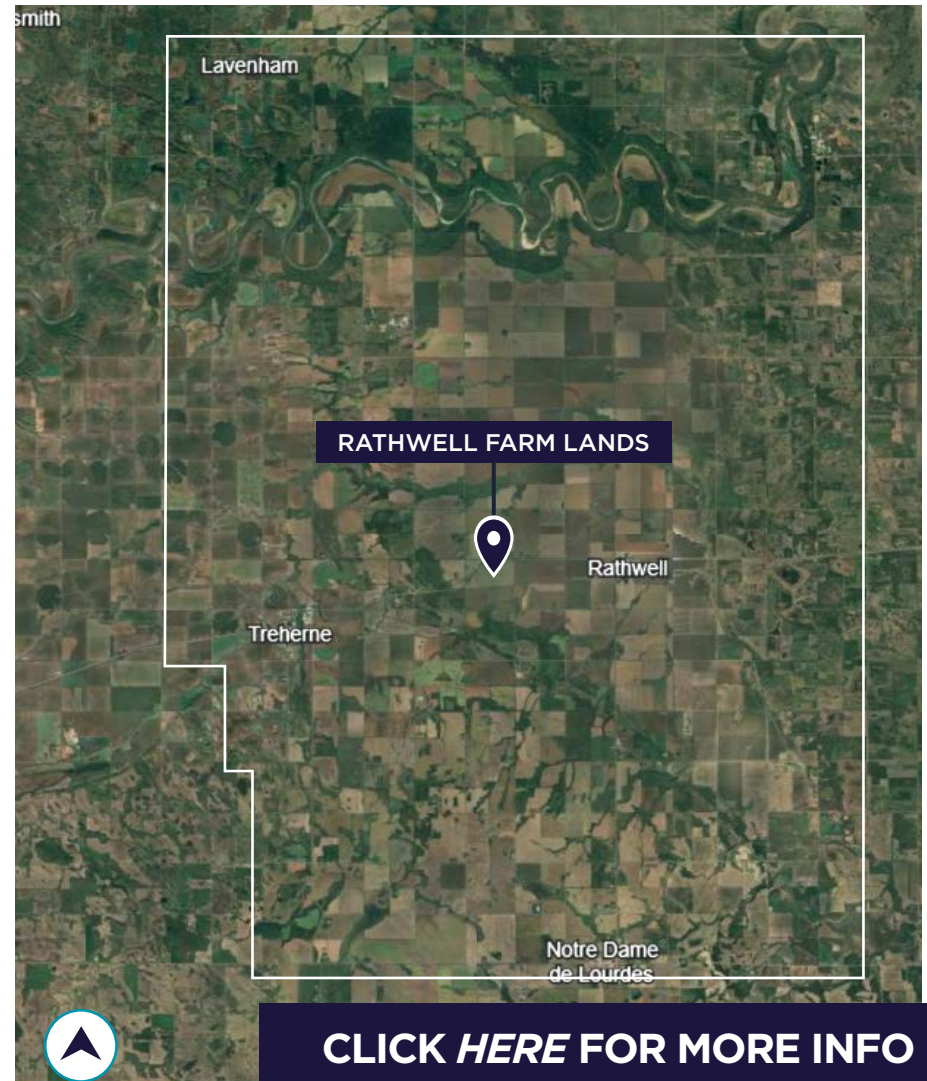
POPULATION AND GROWTH

The RM of Norfolk Treherne has a small but stable population, with growth supported by agriculture, local businesses, and regional employment opportunities. While population increases are modest, the municipality continues to attract families and individuals seeking affordable housing, strong community connections, and a quieter pace of life.



NATURAL SETTING AND RECREATION

Norfolk-Treherne features open prairie landscapes, fertile farmland, and gentle terrain, with the nearby Boyne River adding scenic views and wildlife habitat. The area's natural beauty shines year-round, from summer fields to prairie sunsets. Treherne offers parks, walking paths, and sports facilities, with activities such as baseball, curling, hockey, fishing, and snowmobiling supporting an active, close-knit rural community.



CLICK HERE FOR MORE INFO



CONTACT

Brandi Eloquence
Senior Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwinnipeg.com

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwinnipeg.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

RATHWELL FARM LANDS | CW WINNIPEG