



YORKTON **2358 ACRES**

- ◆ 2358.71 acres - gentle rolling topography; 1586 SAMA Arable acres, 195 acres native grass, ~12 quarters fenced for Bison, 1 quarter w/paige-wire fencing, balance electric; SAMA Land Assessment 2,400,500
- ◆ Melville Water; 7 Dugouts; 10 Watering Bowls
- ◆ 63,000 bu. Steel Grain Storage (half hoppers, some aeration); 40 metric tonne Fertilizer Storage; Grain Dryer (w/independent natural gas meter)
- ◆ Hip Roof Barn (penning, 4 water bowls); Handling Yard (SW-20, pens, load out chute); 44'x80' Quonset; Workshop (older, nat. gas heat); Livestock Shelters
- ◆ 1344 sq ft Bungalow (1970's) - 3 bedrooms, 1 bathroom, wood burning fireplace, undeveloped basement, 1500 gallon water storage, geo-thermal heating, attached garage, X-90 siding, asphalt shingles (2018)
- ◆ 2nd Home - 1128 sq ft Bungalow, nat. gas fireplace & furnace, detached Garage
- ◆ 3rd Home - 700 sq ft bungalow (being renovated), new bathroom, new propane furnace, 200 amp panel, shingles (2021), underground power in yard; Barn
- ◆ West of Yorkton, SK; Great mixed operation with Bison setup!
- ◆ Optional: Bison and Farm Machinery - list available!

\$4,737,000.00



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