



GRONLID 149 ACRES

- ◆ 149.66 acres - strong slopes topography; 80 SAMA cultivated acres, balance yard and pasture (perimeter fenced); Carrot River flows through quarter section
- ◆ 2 Wells (house/livestock); Dugout; Water Softener; R/O System
- ◆ 5,000 bu. Steel Hopper Bottom Grain Bin (aerated)
- ◆ 40'x80' Quonset (steel arch rib, power); 30'x72' Shed (open front, tin roof/sides); 22'x32' Barn (concrete floor, power, insulated/heated room, tin roof); Corrals (rail type, 3 waterers); 632 sq ft Detached Garage (concrete floor, power, roll up door, vinyl siding, tin roof)
- ◆ 2908 sq ft 1½ Storey (1945) - additional 458 sq ft unheated sunroom, 3 bedrooms, 2½ bathrooms, sunken living room w/wood stove, concrete basement, natural gas heat, vinyl/rock exterior with tin roof (2016); Recent Upgrades Include - windows, main floor flooring 2018, paint, kitchen walls insulated/replaced, kitchen countertops
- ◆ Located East of Gronlid, SK; 3 miles off Highway #335
- ◆ *A true nature enthusiasts location with a historic abundance of wildlife!*

\$490,000.00



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