



## STAR CITY 440 ACRES

- ◆ 440.28 acres - gently sloping topography with 117 SAMA cultivated acres + 248 acres seeded to grass/hay/alfalfa); fenced perimeter
- ◆ 2017 Assessment 444,100 (161,388 / 160 acres)
- ◆ 40' House Well (submersible pump, reverse osmosis for drinking); 180' Cattle Well (5" diameter, submersible pump)
- ◆ 36,200 bu. Steel Grain Storage (most on concrete, 6,000 bu. natural gas dryer)
- ◆ 40'x48' Shop (arch rib construction, concrete floor with drain, natural gas heat, 220 power, hot/cold water, 15'x16' door); 40'x72' Quonset (slant wall with steel frame, concrete floor, 220 power); Feedlot (700 head capacity, 6 pens, 4 auto-waterers, gates); Cattle Improvements (1" water line to SW-25 and SE-25 with 280 head pressurized watering bowl on SE-25); Fuel Tanks
- ◆ 2690 sq ft 1½ Storey (1975, addition in 1983, with windows, flooring and other updates in 2015) - 3 bedrooms + 2 down, 4 bathrooms (master ensuite, 2 full and, half bath), fireplace in living room, hardwood floors in dining room, developed basement, natural gas heat, attached 25'x28' insulated garage, X-90 siding, asphalt shingles (2012)
- ◆ Located South of Star City, SK close to the City of Melfort
- ◆ *Includes fridge, stove, dishwasher, washing machine and, dryer!*

**\$1,445,000.00**



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