



VISCOUNT 1273 ACRES

- ◆ 1273.28 acres - moderate slope topography with 1118 SAMA cultivated acres (943 acres tame grass, balance crop), fenced (4-strand barb and 2-strand electric); Total 2020 SAMA Assessment on land 1,177,800 (148,002 / 160 acres); Well; Dugouts
- ◆ (3) 2,450 bu. Twister Steel Bins (on concrete)
- ◆ Shed (2016, metal, pole construction, 14' wall, remote overhead door, sliding door, 2 walk-in doors, power, lights); Corrals (5 large pens, 2 sorting pens, 3 water bowls, 4 led lights); Garden Shed (smaller)
- ◆ 1470 sq ft 1½ Storey (1917/1962) - 4 bedrooms, full bathroom, new kitchen cabinets, laminate flooring in living room, 320 sq ft screen deck, 288 sq ft deck, partial concrete basement, natural gas heat, vinyl siding, shingles (2016); Located Northeast of Viscount, SK
- ◆ *Includes - Annual Surface Lease Revenue of Approximately \$4,000*
- ◆ Optional - portable panels, tub, squeeze

\$2,200,000.00

