



## **WATSON** **35.3 ACRES**

- ◆ 35.38 acre acreage located East of Watson, SK - nearly level topography with a well sheltered yard site (some fruit trees); ~30 acres of Pasture (divided into 6 paddocks, paige wire perimeter fencing, 150-180 sheep carrying capacity)
- ◆ 2 Dugouts; 2 Wells (house, yard), RO drinking water, iron filter, water softener
- ◆ Barn (constructed in 1930, 8 box stalls with wood floors); Quonset (steel arch rib construction, concrete floor, 220 power, partial shop with insulation and natural gas heat); 3 Wooden Grain Bins
- ◆ 2 Storey Home (1927) - 4 bedrooms, 1½ bathrooms, some hardwood floors, original windows (with storms), concrete basement, natural gas high-efficient furnace, double detached garage
- ◆ Easement on NE¼ to utilize 9 acres of pasture
- ◆ Includes - fridge & stove (both stainless steel), microwave, washer, dryer
- ◆ Sale subject to (a) SK Planning Commission (b) finalized Subdivision approval

**\$329,000.00**



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