



BIENFAIT **111 ACRES**

- ◆ 111.12 acre acreage located SE of Bienfait; close to Estevan and USA border; Great elevation, 360° panoramic view and, large garden area!
- ◆ 4-strand barbed wire fencing with 10-12' post spacing in main part
- ◆ 100' Well (drilled in 2013, 5" diameter with PVC crib); Spring (fills pond and overflow); Reverse Osmosis drinking water; Water Softener
- ◆ 16'x20' Shed (power); Storage Building (smaller); (2) 50'x70' Corrals; Several Cattle Shelter Structures; 3 Heated Watering Bowls
- ◆ 1520 sq ft Bungalow (2014) - 3 bedrooms + 1 down, 2¾ bathrooms, island kitchen with soft-close cabinetry, hardwood and linoleum flooring on main level, 16'x20' maintenance free deck, fully developed basement, vinyl plank flooring, energy efficient propan furnace, air exchanger, attached 24'x26' garage (heated, insulated), shingles in 2019
- ◆ *Includes fridge, stove, microwave, stainless steel dishwasher, washer, dryer, freezer and fridge in garage*

\$649,900.00

