



## ESTEVAN 159 ACRES

- ◆ 159.90 acre acreage with a well-treed yard located in a private location South of Estevan - includes several fruit trees (Saskatoons, Apple, Plum, Cherry); 137 SAMA cultivated acres; Includes Surface Lease Revenue of \$2400/yr.
- ◆ 90' Well (pump in 2018); Hot Water Tank (2019); Dugout (14' deep, 60' long)
- ◆ 2 Steel Grain Bins (no floors); 1 Oil Tank (for grain, steel floor)
- ◆ 54'x100' Goodon Shed (pole construction w/18' walls, power); 42'x66' Shed (wood arch rib construction, power, metal clad, partial concrete floor, 20' wide overhead door, rear sliding door); 24'x40' Quonset (corrugated metal construction, 220 power, concrete floor, double sliding door); Pumphouse
- ◆ 1176 sq ft Bungalow (1957) - 3 bedrooms, 1 $\frac{3}{4}$  bathrooms, upgraded in 1985, recent PVC windows, oak kitchen cabinetry, deck (aluminum railing, lights), basement updated in 2016, natural gas furnace, vinyl siding over foam insulation (2009), metal roof; 22'x28' detached garage (insulated, heated, openers)
- ◆ Includes fridge, gas stove, newer washer and dryer

**\$569,000.00**



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