



## **KIPLING** **156 ACRES**

- ♦ 156.73 acre acreage located in great location NE of Kipling; well-treed yard site!
- ♦ Mostly open land with gently rolling topography; 125 SAMA cultivated acres (have seeded 130-140 in previous years); SA-MA land assessment of 192,400; SCIC Soil Classification of "G"
- ♦ 120' Well (PVC crib)
- ♦ 24'x24' Garage (overhead door, 220 power); 18'x20' Utility Shed (concrete floor, sliding door)
- ♦ 1224 sq ft Bungalow - 3 bedrooms + 1 down, 2¾ bathrooms, modern kitchen, pellet stove, partially developed basement, electric forced air heat, asphalt shingles, vinyl siding

**\$398,000.00**



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