



## **KIPLING** **78 ACRES**

- ◆ 78.96 acre acreage with well maintained and treed yard located NE of Kipling, SK; gently rolling topography; land assessment of 87,700
- ◆ 5,800 bu. Steel Grain Storage (one hopper bottom)
- ◆ 50' Well (fibreglass crib); R/O System (supplies house and shop)
- ◆ 54'x120' Shed (straight wall, pole construction, 18'x30' bi-fold door, power to building); 32'x40' Shop (arch rib construction, concrete floor w/ drain, insulated, natural gas heat, hot water heater, new bi-fold door); 20'x26' Shed (concrete floor, insulated, electric heat); (2) Garden Sheds
- ◆ 1232 sq ft Bungalow (1980) - 3 bedrooms + 1 down, 2 bathrooms, kitchen cabinetry updated in 2016, mostly PVC windows, developed basement w/ office, attached 26'x26' garage (insulated), asphalt shingles (2016), X-90 siding, 2"x6" construction (efficient home to heat)
- ◆ Includes - fridge, stove, washer, dryer, deep freeze

**\$429,000.00**



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