



OGEMA **1409 ACRES**

- ◆ 1409.01 acres - 1200 seeded acres in 2020; assessed at 1,192,838 (135,452 / 160 acres); Surface Lease Revenue of \$2,500/yr.
- ◆ 70' Well (~24" diameter w/fiberglass crib); Water Softener; Reverse Osmosis System
- ◆ 100,000 bu. Steel Grain Storage (hoppered, aeration, OPI cables)
- ◆ 40'x60' Shop (steel, concrete floor)
- ◆ 1440 sq ft Bungalow (1980) - 3 bedrooms, 4 bathrooms, island kitchen, 80% developed basement, mid-efficient natural gas furnace, double attached garage w/openers, new siding and shingles in 2015; Appliances Included!
- ◆ Located West of Ogema, North of Bengough on Highway #13

\$2,400,000.00



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