



MOOSE JAW 479.99 ACRES

- ◆ 480 acre Turnkey Livestock Operation located 12½ miles Southwest of Moose Jaw, SK. All native prairie wool with natural water sources on EACH of the 3 quarter-sections. 4 and 6 strand perimeter fence plus top electric wire. Home yard on SE-13-15-28-W2 located in the RM of Hillsborough - all upgraded construction and materials throughout the property.
- ◆ 1692 sq ft Bungalow built in 1981 with newer renovations reflecting current decorating trends. 3 bedrooms on main, main bath and full ensuite bath off master. Split air conditioning, main floor laundry + 2-piece bath in from garage. Upgraded features include: windows & doors, appliances, oak accents, flooring, porcelain tile, and laminate throughout the house. Fully developed basement featuring 2nd kitchen, living room, exercise room, full bath, storage and utility room. Double attached garage with 220 power. *(continued on next page)*



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- ◆ 30'x50' Calving Barn (insulated, metal roof, 7 stalls, head gate, tack room); Cattle Shelter (North of barn); 2nd Cattle Shelter (120', pole construction, metal clad); 40'x60' Shed (metal); Shop (pole construction, metal clad, overhead door, electric door opener); Bull Cattle Shed (pole construction, metal clad); 2,000 bu. Westeel Feed Bin (hopper bottom, off barn)
- ◆ Interconnected Corral System - 7 paddocks, all steel construction, metal gates with Lakeland handling system, squeeze chute
- ◆ Utilities - Industrial Generator will supply power to entire farm (building built in 2020, 330 gallon diesel tank). 185'x6" Well (fiberglass casing). Pressure Tank & Pump (new deep well pump in 2020). Water is trenched throughout the Corral System to 5 newer water bowls in 2020. (6) Six Infrared Heaters in Cattle Sheds. Fiberglass Septic Tank and Pumpout replaced recently. Securtek Security System and Cameras located throughout yard, corral system, barn and cattle shelters. Underground 220 power trenched throughout corrals to water bowls and to each building.

\$1,498,000.00

