



ROCKGLEN 1840 ACRES

- ◆ 1840.26 acres - 1331 SAMA cultivated acres, balance pasture; all fenced with cross fencing; 2021 SAMA Assessment of land 1,657,700 (144,127 / 160 acres)
- ◆ Well; Water Pipeline throughout the farm; (4) 1,000 gallon Water Troughs; (2) Dugouts; (2) Dams
- ◆ 5,800 bu. Steel Grain Storage (all hopper bottom)
- ◆ 40'x60' Shop (straight wall with metal exterior, propane heat insulated, water); Cattle Handling Facilities w/30'x60' Cattle Shelter; Underground Power in Main Yard
- ◆ 1750 sq ft 1½ Storey (completely renovated, new windows) - 3 bedrooms + office + 1 down, 2½ bathrooms, new kitchen countertops, oak cabinets, main floor laundry, basement renovated in 2021, oil furnace, attached 18'x24' garage, metal roof; Well Sheltered yard with mature trees!
- ◆ Located on Highway #2 North of Rockglen and West of Lisieux, SK
- ◆ *Includes - Refrigerator, Stove, Washer, Dryer*
- ◆ *Optional - Metal Cattle Panels, Hi-Hog System; 110 Head of Black Angus*

\$2,349,240.00

