



## JANSEN 4254 ACRES

- ♦ 3460.71 deeded acres + 794.10 leased - gentle rolling to level topography; 550 acres tame hay, 225 acres cropped in 2024, 150 acres improved pasture, balance native grass; 14 quarters fenced (mostly 4-strand, some cross fencing); Total SAMA Land Assessment of Deeded and Leased land 2,147,800; majority of grazing land not grazed in 2024
- ♦ 38'x36" Well (galvanized metal crib); 165'x5" Well (flowing, pvc crib); 165'x5" Well (flowing, pvc crib, SW-17); 5 Dugouts (plus water on leased land)
- ♦ 15,700 bu. Steel Grain Storage (one hopper bottom)
- ♦ 32'x40' Shop (straight wall, insulated, concrete floor, oil furnace); 40'x80' Shed (pole construction); 32'x64' Calving Barn (pole construction, power, hydrant, water trough, maternity pen); 24'x96' Cattle Shelter (open front); 24'x60' Cattle Shelter (open front); Corral System (7 pens, Hi Qual crowding tub, S-alley, squeeze)
- ♦ 1700 sq ft Bi-Level (1987) - 3 bedrooms + 1 down, 3 bathrooms (full, ¾ down, ½ ensuite), floating island kitchen, fireplace in living room, sunroom, central air (2022), wood burning fireplace, newer triple pane windows, developed basement, oil furnace, single attached garage; includes fridge, stove, portable dishwasher, washer, dryer, basement fridge, stove, and 2 freezers
- ♦ Located SE of Jansen, SK
- ♦ *Optional: 400 carry-over Hay Bales & 2024 Hay Crop*

**\$3,755,000.00**





RG 20 RG 19

JANSEN



TWP 33

TWP 32

TWP 31

RM #309

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