



SOUTHEY 17.4 ACRES

- ◆ 17.42 acre acreage located NNE of Southey just 2 miles off Highway #6
- ◆ 275'x5" Well (2016, 60gpm at time of drilling); Water Softener; Iron Filtration; Reverse Osmosis (at tap); Pressure System (in Barn kitchen)
- ◆ 30'x48' Shop (concrete floor, insulated, electric ceiling heat, wood burning stove, power, 8'x30' Mezzanine, 12'x10' overhead door, 2 lean-to's); 70'x100' Barn (30' centre area with 10'x12' overhead doors on each end, 20' North lean-to lined and insulated with heated kitchen/storage area, 20' South lean-to, 8 livestock pens surrounded by U-shape 24' alley); Corrals
- ◆ 2080 sq ft Home - 2 bedrooms + 1 down, 4 bathrooms (full, ¾, ½, ½), main floor laundry (in ensuite), open kitchen/dining/living area with wood stove, vinyl plank flooring throughout, metal roof
- ◆ Electrical, Plumbing, gas Furnace, Hot Water Heater all in 2016
- ◆ *Includes all existing appliances and furniture!*

\$498,000.00



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RG 19 RG 18

Map grid showing property lots with owner names and addresses. Includes labels for TWP 24, TWP 23, RM #219, RM #218, and SOUTHEY. A blue line indicates a road route, and a green square highlights a specific lot.

TWP 24

TWP 23

RM #219

RM #218

SOUTHEY

CPR Highway #22

