



WROXTON **160 ACRES**

- ♦ 160.97 acres - nearly level topography; 111 SAMA arable acres; SAMA Land Assessment of 255,300; SCIC soil classification of 'F'; SAMA Improvement Assessment of 2,582,900; Property currently leased month to month
- ♦ 748,400 bu. Grain Storage (456,000 bu. w/aeration, 346,400 bu. hopped)
- ♦ 60'x160' Shed (pole construction, straight wall, 60' is cold storage with gravel floor, remaining 100' is insulated, lined, propane radiant heat, concrete floor w/drain, two 30' bi-fold doors, 240 sq ft developed mezzanine w/electric heat)
- ♦ 80'x200' Shed (pole construction, asphalt floor); Continuous Grain Dryer (1000 bu./hr., propane); 9'x96' Scale (concrete ramp on each end); 8'x20' Container; 13 Overhead Street Lights; PVC Fencing (North Side)
- ♦ 16'x24' Bunkhouse - 1 bedroom, 3-piece bathroom, kitchen and sitting area, electric heat, metal siding and roof
- ♦ Located NE of Wroxtton, SK; 4½ miles off Highways #8 and #10
- ♦ *Excellent Opportunity for Grain Commodity Commercial Venture!*

\$2,250,000.00



