



NORTH BATTLEFORD 469 ACRES

- ◆ 469.89 acres - 413 cultivated acres of well-farmed land; Total SAMA Land Assessment 818,700 with a SCIC Soil Class of 'F'
- ◆ (2) Dugouts; Well (seepage); Carbon Filter; Chlorinator; Reverse Osmosis
- ◆ 20,000 bu. Steel Grain Storage
- ◆ 30'x40' Barn (newer shingles); 40'x40' Shop (steel, concrete floor, insulated, newer propane furnace, power, 500 gallon propane tank); 40'x80' Quonset (metal); Double Detached Garage (crushed rock floor, power); Underground Power in Yard!
- ◆ 1764 sq ft Custom Built Bungalow (1983) - 3 bedrooms + 2 down, 2½ bathrooms, oak kitchen cabinetry (newer flooring), natural gas fireplace in living room, triple pane windows, attached single garage (w/access to underground cold room), fully developed basement, electric forced air heat, air exchanger, stucco/brick exterior; Includes all appliances
- ◆ Located North of Denholm, SK; 12 minutes to North Battleford!

\$1,860,000.00



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NORTH BATTLEFORD

RG 15 RG 14

TWP 44
TWP 43

TWP 42 TWP 43

RG 16 RG 15

DENHOLM

RM #437

RM #406

