

- 708.48 acres; 608 SAMA arable acres; decorative fence on acreage with development area; SAMA land assessment of 1,017,100; SCIC soil class of 'H & J'
- 180' Well; 2 Dugouts; Culligan Water System
- 40'x60' Shop (insulated, lined, concrete floor); 24'x24' detached garage (insulated, concrete floor); Guest House (nicely finished interior); Viewing Tower; Play House; Closed in Area (used for hot tub in the past)
- 13 acre developed area on SE-36 (extensive tree planting, lined pond)
- 2552 sq ft Two-Level (1986) 3 bedrooms, 13/4 bathrooms, large island kitchen w/quality cabinetry, upper level family room, partial basement, natural gas heat, double attached garage, metal shingles, brick and stucco exterior
- Exceptionally Private Yard with mature trees. Extensive landscaping with decking, patios, and walkways. Must see to appreciate details!
- Located just out of Bienfait and only few minutes to Estevan!
- Yard Site with house/buildings available separately for \$885,000

\$3,050,000



PENSTOCK 4360	GOUD 4080	IVADELLE GOUD 4020	HAGEL RG	FICHTER 870	FICHTER -	FICHTER 45F	YVETTE HAGEL 4530 4670	:	MIILLER 4420	MEYERS DUKART	DILLMAN DILLMAN	RG406	4040	3930	4340 35
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