



## **BIENFAIT / ESTEVAN 708 ACRES**

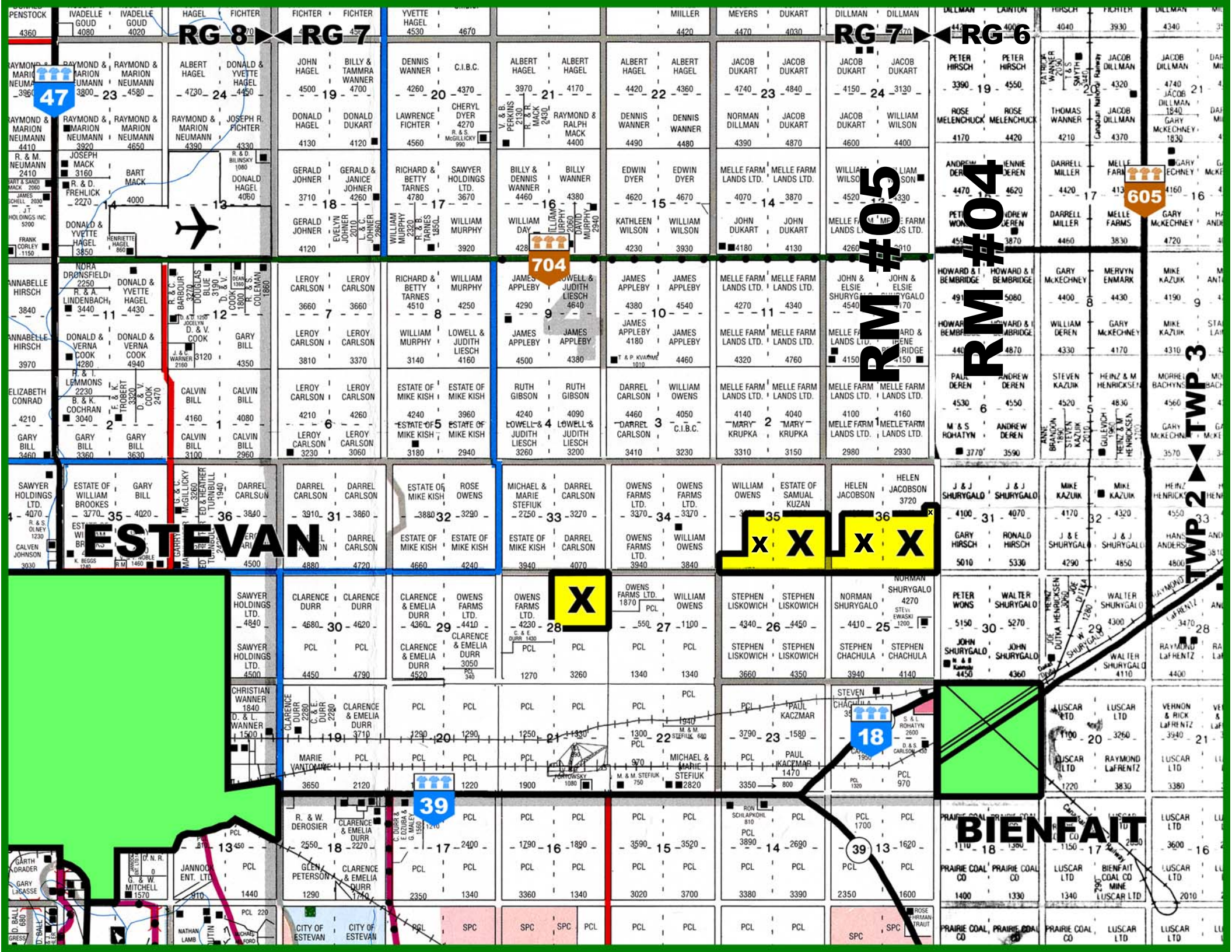
- ◆ 708.48 acres; 608 SAMA arable acres; decorative fence on acreage with development area; SAMA land assessment of 1,017,100; SCIC soil class of 'H & J'
- ◆ 180' Well; 2 Dugouts; Culligan Water System
- ◆ 40'x60' Shop (insulated, lined, concrete floor); 24'x24' detached garage (insulated, concrete floor); 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, 1 $\frac{3}{4}$  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**



**LANE REALTY CORP.**  
Saskatchewan's Farm & Ranch Specialists™

Phone: (306) 569-3380  
Fax: (306) 569-3414  
[www.LaneRealtyCorp.com](http://www.LaneRealtyCorp.com)



RG 8

RG 7

RG 7

RG 6

RM #05

RM #04

704

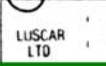
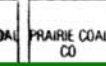
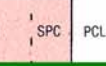
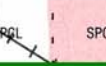
ESTEVAN

TWP 2

TWP 3

TWP 4

BIENFAIT





28

35

36