



KIPLING **(SEED CLEANING FACILITY)** **18.56 ACRES**

- ◆ 18.56 acre acreage with Seed Cleaning Plant and Well-Treed private yard with underground power located NE of Kipling, SK
- ◆ 200' Well (artesian); Dugout; Water Softener; Iron Filter
- ◆ 33,400 bu. Steel Grain Storage (~half hoppers, some aerated); Additional (6) 800bu. hopper bottom bins at Seed Plant
- ◆ Seed Cleaning Plant - 35'x40' Barn (houses cleaning equipment that can clean to Pedigree standard, 15' lean-to, metal roof); 32'x60' Scale Shed (metal roof, 10'x50' 50-ton scale, overhead doors on both ends, power)
- ◆ 32'x48' Shop (arch rib construction, concrete floor, nat. gas heat, insulated, 11'x16' OH door); 40'x64' Quonset (arch rib construction, 15½'x19½' overhead door, power); Cattle Shelter (open front); Buildings Painted in 2023!
- ◆ 1400 sq ft Bungalow (1995) - well maintained home with 3 bedrooms, 3 bathrooms (full, ¾, ½), solid oak kitchen cabinets, patio doors to new deck, new central A/C, central vac, undeveloped wood basement, natural gas furnace, double attached garage, metal roof, vinyl siding
- ◆ Includes - fridge, stove, dishwasher, washer, dryer

\$675,000.00



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Phone: (306) 569-3380

Fax: (306) 569-3414

www.LaneRealtyCorp.com