



KIPLING 18.56 ACRES

- ◆ 18.56 acre acreage with a Well-Treed private yard and underground power located NE of Kipling, SK
- ◆ 200' Well (artesian); Dugout; Water Softener; Iron Filter
- ◆ 32'x48' Shop (arch rib construction, concrete floor, nat. gas heat, insulated, 11'x16' OH door); 35'x40' Barn (15' lean-to, metal roof); 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
- ◆ **OPTIONAL: Seed Cleaning Equip. & 38,200 bu. Steel Grain Storage**

\$495,000.00



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