



LANGBANK 625 ACRES

- ◆ 625.77 acres; 339 SAMA arable acres, 220 acres pasture (~200 acres fenced); Total SAMA land assessment of 700,400; SCIC soil classification of 'G', 'H', 'H' and 'M'; Land Rented for 2025
- ◆ Well (30" diameter w/fibreglass crib)
- ◆ 6,600 bu. Steel Grain Storage (steel floors)
- ◆ 40'x80' Quonset (wood frame construction, steel clad, power, dirt floor); 35'x50' Quonset (steel, sliding doors, 220 power); Smaller Shop (concrete floor, power, metal clad, older); Barn (hip roof, older); 2nd House (unused, poor condition); Generator (propane powered)
- ◆ 1390 sq ft Bungalow (1992) - 3 bedrooms, 1 $\frac{3}{4}$ bathrooms (walk-in tub), main floor laundry, central vac, central air w/air exchanger, undeveloped wood basement, high efficient propane furnace (2015), asphalt shingles (2023); Double Detached Garage (2 overhead doors)
- ◆ Includes - fridge, stove, washer, dryer, water softener, R/O water system
- ◆ Located NW of Langbank, SK

\$1,785,000.00



<p>6020 24 480 A C RG 4 AT EAB AYM MULL Cross 6370 3760 Allan Cross 5290 13 3880 Eugene Allan Poncelet Cross</p>	<p>3880 3 4040 RG 3 4830 5320 ALLAN CROSS ALLAN CROSS 5250 18 5250 JAMES DUKE JAMES DUKE 5570 4990</p>	<p>1980 20 1880 MURRAY & MARY DUKE 3210 MURRAY & MARY DUKE 2800 MURRAY & MARY DUKE 2790 MURRAY & MARY DUKE 4280 JAMES DUKE 3000 GERALDINE VARJASSY 3340 NINA WILTON 6420</p>	<p>6200 21 6250 LILLIAN BLACKWOOD 2670 LILLIAN BLACKWOOD 4890 LILLIAN BLACKWOOD 6080 LILLIAN BLACKWOOD 4060 LILLIAN BLACKWOOD 6720 JOHN & AGNES BOUTIN 6080</p>	<p>6080 22 6280 GEORGE & BEATRICE TOSH 6670 GEORGE & BEATRICE TOSH 5060 JOHN & AGNES BOUTIN 5680 JOHN & AGNES BOUTIN 6510 J.H. COOK 6140 J.H. COOK 5840</p>	<p>5390 23 4410 DALE DARTIGE 6070 RICHARD & MARGARET DUKE 4610 JOSEPH JEANNOT 6510 JOSEPH JEANNOT 6320 MURRAY & MARY DUKE 6310 MURRAY & MARY DUKE 5810</p>	<p>1250 24 1880 RICHARD & MARGARET DUKE 4590 DAVID RICHARD DUKE 2350 ROBERT & DALE DUKE 4990 JOHN & AGNES BOUTIN 4770 IVAN DUKE 4740 FRANK JAMES BALI 3950</p>
<p>5430 4720 Eugene Allan Poncelet Cross 5830 5190 Adrian Adrian Dumonceaux Dumonceaux 4360 4620 Adrian Emilien Dumonceaux Dumonceaux 4160 50 Cross Farms Ltd. 3230 4860 Harvey Harvey Dumonceaux Dumonceaux 4220 4710 Harvey Harvey Dumonceaux Dumonceaux 3980 40 Donald Donald Johnson Johnson 3380 3600 Donald Donald Johnson Johnson</p>	<p>NORBERT BEAUJOT 5930 GARTH TAIT 5980 NORBERT BEAUJOT 5550 GARTH TAIT 5140 GENE WILTON 4540 GENE WILTON 4920 PAUL DUMONCEAUX 3560 GENE WILTON 710</p>	<p>CLIFF WILTON 4590 LILLIAN BLACKWOOD 6290 GARTH TAIT 3260 GARTH TAIT 5450 GENE WILTON 4910 GARTH TAIT 5150 BRUCE & KELLY WILTON 4810 GARTH TAIT 1010 BRUCE & KELLY WILTON 930</p>	<p>MURRAY & MARY DUKE 6780 J.H. COOK 6450 MURRAY & MARY DUKE 6510 JACK SZILAGYI 5650 PATRICK BEAUJOT 5400 JACK SZILAGYI 4860 NORBERT BEAUJOT 5780 GEORGE & BEATRICE TOSH 6000</p>	<p>SYLVIAN DUMONCEAUX 5640 SYLVIAN DUMONCEAUX 6040 JACK SZILAGYI 5830 JACK SZILAGYI 5750 GABRIEL & JEAN DECELLE 6450 PATRICIA BALI 5540 GABRIEL & JEAN DECELLE 5390 STEVE BALI 5940</p>	<p>SYLVIAN DUMONCEAUX 5840 LAWRENCE JEANNOT 5090 LAWRENCE JEANNOT 5570 LAWRENCE JEANNOT 5170 DONALD & SHIRLEY JORGENSEN 4840 FARM CREDIT CORP. 5030 DONALD & SHIRLEY JORGENSEN 5130 FARM CREDIT CORP. 5070</p>	<p>FRANK JAMES BALI 3240 MURRAY & MARY DUKE 3560 LAWRENCE JEANNOT 4220 DONALD & SHIRLEY JORGENSEN 4180 LILLAH POTTER 4910 LILLAH POTTER 4290 LILLAH POTTER 4910 LILLAH POTTER 4530</p>
<p>RM #124</p>	<p>RM #123</p>	<p>709</p>	<p>TWP 13</p>	<p>TWP 14</p>	<p>9</p>	<p>BANK</p>
<p>4150 4240 Leonard Melvin Bagu Dayman 3760 24 4090 George Melvin Penny Dayman 3950 4150 Melvin Paul Dayman Toth 4920 13 4280 Donald Paul Johnson Toth</p>	<p>MELVIN DAYMAN 2950 DON TOTTH 4920 DON TOTTH 3300 DON TOTTH 5180 DON TOTTH 3970 CALVIN TOTTH 5260 PAUL TOTTH 4710 CALVIN TOTTH 4160</p>	<p>CALVIN TOTTH 4700 DON TOTTH 4480 CALVIN TOTTH 5430 GERALDINE VARJASSY 4860 SAM BARSII 4910 GERALDINE VARJASSY 4770 SAM BARSII 5240 SAM BARSII 4030</p>	<p>GERALDINE VARJASSY 6120 KEN & DARLENE SIMPSON 3360 GERALDINE VARJASSY 6350 MONICA DOUCETTE 6430 GERALDINE VARJASSY 6210 DAVID COWAN 6220 RONALD JOHNSTON 3960 RONALD JOHNSTON 6130</p>	<p>KEN & DARLENE SIMPSON 6040 EDYTH COWAN 3200 EDYTH COWAN 5650 DAVID COWAN 4680 JEAN A. MCKAMY 5470 DENNIS COWAN 4900 LORRAINE GARDNER 5230 CALVIN SAWYER 5250</p>	<p>ANDREW.E. BRUCE 4450 ANDREW.E. BRUCE 4700 GARY BRUCE G.B.FARMS LTD. 5390 GARY BRUCE G.B.FARMS LTD. 5180 CALVIN SAWYER 4220 LARRY MACDOUGALL 4790 CALVIN SAWYER 4850 L.H. SAWYER 5110</p>	<p>JEAN A. MCKAMY 5590 JEAN A. MCKAMY 4190 ROGER COOK 5010 ANDREW.E. BRUCE 5500 ROGER COOK 5750 JEAN MCKAMY 4090 ANDREW.E. BRUCE 5680 ANDREW.E. BRUCE 4720 ANDREW.E. BRUCE 1620 ANDREW.E. BRUCE 3850 ANDREW.E. BRUCE 4480 L.H. SAWYER 4400 L.H. SAWYER 580 L.H. SAWYER 3890 LARRY MACDOUGALL 5120 LARRY MACDOUGALL 4930 LARRY MACDOUGALL 5000 LARRY MACDOUGALL 4500</p>
<p>4090 3960 Ronald Paul Toth Sostorics 12 4970 400 Lanny Noel Brian Guilloux 4490 4140 Barry Brian Daku Cuilloux 4440 4560 Brian Brian Guilloux</p>	<p>MARIE TARR 4260 MARIE TARR 2440 BRIAN GUILLOUX 4410 MARIE TARR 4160 NICK & JOSEPH KISH 4320 NICK & JOSEPH KISH 5340 NICK & JOSEPH KISH 3160 NICK & JOSEPH KISH 4040</p>	<p>X X 3830 8 1730 X X 4950 4810</p>	<p>DAVID COWAN 3840 DAVID COWAN 4700 DAVID COWAN 3690 DAVID COWAN 4470 DAVID MORSON 3210 DAVID MORSON 3640 DAVID MORSON 4280 LARRY MORSON 2660</p>	<p>JOSEPH ANDRE 5330 RONALD JOHNSTON 4640 JOSEPH ANDRE 5840 JOSEPH ANDRE 4260 JOSEPH ANDRE 4650 JOSEPH ANDRE 3630 JOSEPH ANDRE 4580 JOSEPH ANDRE 2340</p>	<p>RONALD JOHNSTON 3890 RONALD JOHNSTON 2880 JOSEPH ANDRE 3370 CALVIN SAWYER 4000 JOSEPH ANDRE 2820 FRANK YUHASZ 3360 LARRY MORSON 3640 LARRY MORSON 4310</p>	<p>L.H. SAWYER 4700 EMMA BALOGH 5240 L.H. SAWYER 4650 EMMA BALOGH 3390 WARD COWAN 4500 WARD COWAN 3320 LARRY MORSON 4290 WARD COWAN 5690</p>