



REGINA **160 ACRES** **LIVESTOCK FACILITY**

- ◆ Extensive Livestock Facilities with Home located on 160 acres only 10 minutes South of Regina just off Highway #6
- ◆ 159 SAMA arable acres with the land assessed at 332,500; SCIC soil classification of 'B'
- ◆ Water Well, Dugout, (4) Septic Tanks, Natural Gas, Power
- ◆ 36'x54' Stable (w/attached Barn); 60'x100' Barn (attached to Stable); 60'x100' Shop + Storage (w/attached Shed); 36'x109' Shed (attached to Shop); 36'x60' Office; 36'x60' Barn; 48'x47' Barn (w/2 attached Cattle Sheds); (8) Cattle Shelters; (4) 200'x200' Cattle Pens; *see next page for details!*
- ◆ 2182 sq ft Mobile Home (1999) - constructed on 38 concrete piles, 3 bedrooms, 3 bathrooms (½, full, full), open kitchen with oak cabinets, family room with gas fireplace and garden doors to deck, formal living room with bamboo flooring, central air, natural gas furnace
- ◆ *Must see one-of-a-kind opportunity only 10 minutes out of Regina, SK!*

\$1,700,000.00



REGINA
160 ACRES
(OUTBUILDINGS)

- ♦ **36'x54' Stable** - pole construction, metal cladding, concrete floor, 10' exterior wall, natural gas heat, 7 pens (with water), heated pump room, kitchen/office area, washroom
- ♦ **60'x100' Barn** (attached to Stable) - pole construction, metal clad exterior and interior, gravel/slag floor, 15' exterior wall, 14' sliding door, 3 ceiling natural gas radiant heaters, 2' plexiglass windows on East and West sides
- ♦ **60'x100' Shop + Storage** - pole construction, metal clad exterior, 16' exterior wall, 36'x42' Shop Area (concrete floor, lined, overhead natural gas radiant heater, 14'x18' electric overhead door, water, septic); Balance Cold Storage (gravel floors, sliding door)
- ♦ **36'x109' Shed** (attached to Shop + Storage building) - pole construction, metal clad exterior, dirt floor, 14' exterior wall, sliding door
- ♦ **36'x60' Office** - pole construction, metal clad exterior, 8' exterior wall, painted drywall interior, reception area, 2 offices, kitchen, washroom, boardroom, 2 lab rooms, storage room, natural gas furnace, central air
- ♦ **36'x60' Barn** - pole construction, metal clad exterior, 12' exterior wall, front half with heated concrete floor, back half with dirt floor, front half with lab/office area, 2-piece washroom, laundry and metal clad interior
- ♦ **48'x47' Barn** - pole construction, metal clad exterior, 12' exterior wall, heated concrete floor, lab, 6'x7' cooler, 3-piece washroom
- ♦ **(2) Cattle Sheds** (attached to Barn) - 35'x80' + 35'x120', 20 stalls, 20 water bowls, two 8'x8'; overhead doors
- ♦ **(8) 12'x36' Cattle Shelters** - open fronts
- ♦ **(4) 200'x200' Cattle Pens** - steel posts, four metal rails



129-000814300
\$324,600

129-000811100
\$1,386,800

129-000811300
\$225,000