



WAPELLA 289 ACRES

- ♦ 289.89 acres of gentle roll topography; 231 SAMA arable acres; 2025 SAMA land assessment 477,600; SCIC soil G and J
- ♦ 280' Well; Dugout; Aztec Water System; Water Softener; R/O Drinking Water
- ♦ (7) 1,650 bu. Steel Grain Bins (on concrete, aeration setup)
- ♦ 40'x80' Cattle/Calving Barn (concrete grade beam on piles, gravel floor, metal clad, 100 amp power, 10'x16' office with water and baseboard heating, 4 exterior pens + bull pen, plumbed for 4 watering bowls); 50'x80' Airplane Hangar (steel arch frame, concrete floor, 220 power, reinforced structurally to store grain, doors on both sides); 40'x120' Shop (steel); 32'x40' Shop (insulated, painted concrete floor, work bench, electric forced air furnace, wood burning stove); 40'x88' Shed (2 sliding doors, 2 walk-in doors); 200 amp Power to Yard (underground); Generator Hookup
- ♦ 1750 sq ft 2 Level Home (1980) - 3 bedrooms, 1½ bathrooms, recently updated kitchen cabinets, wood burning fireplace, central air, central vac, partly developed basement, electric forced air heat, insulated attached double garage
- ♦ Located on Highway #1 between Wapella and Moosomin
- ♦ *Exceptionally well-cared for yard with mature trees*
- ♦ *Includes stainless steel fridge, stove, microwave, dishwasher, washer, dryer*

\$1,500,000.00



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WAPELLA

601

RM #122

X X

RG 33

RG 32

TWP 15
TWP 14