



MAPLE CREEK 6860 ACRES

- ◆ 4136 acres deeded + 2724 leased acres - 3062 SAMA cultivated acres (in tame grass), balance pasture; all fenced with cross fencing (barbed wire); Total 2021 SAMA Assessment (deeded land 2,869,300 + leased land 838,800)
- ◆ (2) 50' Wells (one in each yard site); Springs throughout property
- ◆ Corrals (main yard, steel & wood, water bowl, 3 hydrants); 50'x100' Quonset (concrete grade beam and ½ concrete floor); Corrals (2nd yard, hydraulic chute/squeeze, panels, 2 water bowls)
- ◆ 1650 sq ft Bungalow (2016) - 3 bedrooms, 3 bathrooms, island kitchen with oak cabinets, dining off kitchen, fireplace in living room, 2 covered decks, indirect lighting, central air, central vac, indirect lighting, triple pane windows, full concrete basement (insulated/drywalled), natural gas furnace, 28'x30' attached garage (radiant heat), stucco exterior, heavy-duty asphalt shingles
- ◆ 900 sq ft 2nd Home - used as storage, heated concrete basement with bathroom
- ◆ Includes - Appliances in Main Home, Fences, Gates, Watering Facilities
- ◆ Located Northwest of Maple Creek, SK; 1½ miles off the Trans Canada
- ◆ ***Includes Annual Surface Lease Revenue of Approximately \$86,200!***
- ◆ Potential for Gravel on NW-25; Full line of Farm Equipment Negotiable

\$9,750,000.00



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