

\$855,000 - Ne 24-44-24w3 & Nw 24-44-24w3, Rural

MLS® #A2150676

\$855,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 320.63 Acres

NONE, Rural, Saskatchewan

320 acre farm site parcel near Baldwinton, Saskatchewan with house, shops and out buildings. SAMA report on NE $\frac{1}{4}$ says total of 160 acres with 142 acres cultivated and a soil rating of 62-72 . Currently used as hay land. This $\frac{1}{4}$ has the Yard site which includes the 1424 sq.ft. home built in 1975 with an attached 20x26 garage, a 44x26 shop/garage(low roof), a 55x38 arch rib metal clad shop, a 90x44 arch rib storage building, a 48x28 stock barn plus additional outbuildings. SAMA report on NW $\frac{1}{4}$ says total of a 160 acres with 124 acres of slough. Soil rating on the remainder is 52-69. Rural address 44356 RGE RD 3240. Directions: From Cut Knife: go 23 kms west on HWY 40 to RR 3235, go south to 444(1/2 mile) then west 1.0 mile, then south 1/4 mile. From Neilburg: go 22 kms east on HWY 40 to RR 3235, go south to 444(1/2 mile), then west 1.0 miles and south 1/4 mile.

Essential Information

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|------------|---------------|
| MLS® # | A2150676 |
| Price | \$855,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Acres | 320.63 |
| Type | Agri-Business |
| Sub-Type | Agriculture |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | Ne 24-44-24w3 & Nw 24-44-24w3 |
| Subdivision | NONE |
| City | Rural |
| County | Saskatchewan |
| Province | Saskatchewan |
| Postal Code | S0M 2C0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|--------------|--------------------------|
| Heating | Forced Air |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|--------------|--------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | July 17th, 2024 |
| Days on Market | 261 |
| Zoning | Agricultural Land |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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