

RM ABERNETHY

MLS® #: SK708577

List Price: \$5,400,000



Property Type: Farm
Location: Abernethy Rm No. 186
Style: A-Frame
Building Type: Manufactured
SqFt: 960
Zoning:

Sub Type: Grain
Neighbourhood:
Postal Code: SOA 0A0
Mineral Rights: Not Included, Not Owned By Seller
Prop Offered: Buildings And Land
Tax Amt/Year:

Excellent grain farm located close to the town of Abernethy. 2,266 deeded acres with some 1,995 acres cultivatable as per the SAMA Field sheets. There is some 117,000 bushels of grain storage included in the sale price, many of the bins are hoppers. There is a newer constructed shed 96' x 60'. The shed is straight walled and has living accommodation 16' x 60' :- 2 stories with a crawl space. There are 3 bedrooms, bathroom and living area. This is in very good condition. Heat is by Natural Gas. Would be ideal accommodation for a owner or hired man Along with this is another shed approximately 60' x 40'. The land has been well farmed using modern technology. Over all a very good farm that needs to be viewed to appreciate what's included. Please note The Liquid Fertiliser Bin, White Fertiliser Bin and Fuel Tanks are not included in the sale price. Machinery is not included in the sale. Call listing agent for more information on this property.

List Brokerage: Homelife Prairies Realty Inc.

This information is believed to be reliable but should not be relied upon without verification.

Schedule A forming binding part of Listing Agreement between:-
 Homelife Prairies Realty Inc.

and

MID PRAIRIE ACRES LTD. And Jeremy Van Den Brink

Dated 3/10/2017

Municipality	Firm Name	Parcel Type	Parcel Number	Isd	qtr__section	section	township	range	meridian	extension	2017 Ass	Title Acres	SAMA Cult Acres
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	120428681		NE	17	21	11	2	37	66,600	45.36	40
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	110762254		SE	17	21	11	2	0	223,800	156.83	140
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143363156		NW	28	21	10	2	0	185,300	160.08	140
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	145449377		SW	28	21	10	2	67	187,600	116.8	105
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143474373		SW	28	21	10	2	1		0.17	
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	110741420		NW	31	20	10	2	0	234,600	159.93	140
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	110783189		SW	31	20	10	2	0	258,700	159.6	145
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	110741408		NE	30	20	10	2	0	254,500	159.56	135
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	164696259		SE	36	20	11	2	0	254,400	150.21	140
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	110764009		NE	36	20	11	2	0	259,600	160.65	150
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143353234		NE	27	21	10	2	2		4.95	
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143363134		NE	27	21	10	2	1	218,000	145.01	135
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143353212		SE	27	21	10	2	2	240,700	156.26	140
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143363101		SE	27	21	10	2	1		0.69	
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143363112		SW	27	21	10	2	1		29.26	26
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143363123		NW	27	21	10	2	0	249,300	160.1	145
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	143353290		NE	28	21	10	2	2		1.08	
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	164070187		NE	28	21	10	2	1	184,800	158.01	120
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	151748499		SE	28	21	10	2	20	87,800	74.17	52
RM OF ABERNETHY NO. 186	MID PRAIRIE ACRES LTD.	SR	166149434		SW	27	21	10	2	3	203,600	107.55	100

3,109,300 2106.27 1853

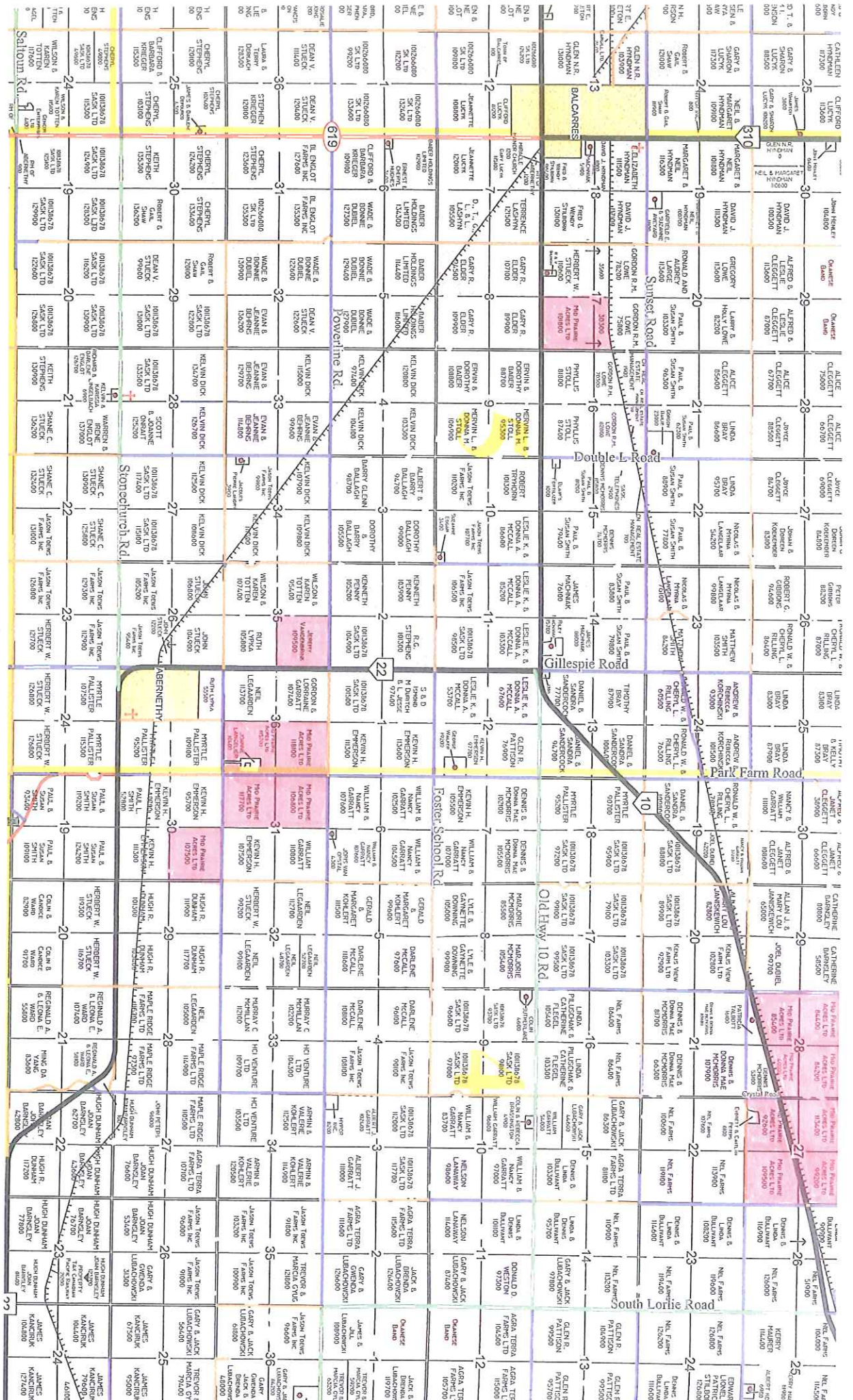
240,700 160.58 145

3,350,000 2266.85 1998

Signed for Mid Prairies Acres Ltd _____
 Witness _____

Signed for Jeremy Van Den Brink _____
 Witness _____

Signed for Homelife Prairies Realty Inc. _____
 Witness _____



Map details and labels:

- Top Left:** Salton Rd. 1.60
- Top Center:** 619
- Top Right:** 310
- Right Side:** Sunset Road, Double L Road, Farm Road, Old Hwy 10 Rd, South Loring Road.
- Bottom Right:** 1
- Bottom Center:** Powelline Rd.
- Bottom Left:** Stonehurch Rd.
- Bottom:** 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.
- Lot Owners:** Various names such as GARY & JILL, ALICE CLEGG, JAMES KANTOR, etc.
- Acreage:** Values like 1.00, 0.50, 0.25, etc., are listed for many lots.
- Notes:** Some lots have pink backgrounds and red text: "No Particular Assessed To".

Listed By: Robert Young - Homelife Prairies Realty Inc.
and: Tim Graham - Homelife Prairies Realty Inc.

RM ABERNETHY

SK708577 Incomplete LP: \$5,400,000

**OP:
CDOM: 0**

DOM:

Prop Type: Farm
Sub Type: Grain
Nghbrhood:
Arch Style: A-Frame
Prop Offered: Buildings And Land
Mineral Rgts: Not Included, Not Owned By Seller
Year Built:
SqFt: 960
Taxes:
Possession: COD



Topography: Gently Rolling
Fences: None
Total Land: 2,267.00Acres



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