Robert Young

Broker - HomeLife Prairies Realty Inc.
"Your European Connection in Saskatchewan"

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Farm Customer Full

MLS®# : 587806	Address : Rm The Gap		Price : $1,295,000
Status : Active	Area/Sub Area: W9/Ra		S.Price :

City / Town:	Ceylon
App Size :	1,100	Built : 1957 OLD TIME
Zone :		Poss: Cod
Postal:	S0C 2G0	PCDS : Yes
Tax :		GST :
T. Year :	
List Date :	09/27/2016
Listing Broker:	HOMELIFE PRAIRIES REALTY INC.

SaskMatrix

Freehold :	1,087.00	Distance to Town: 9.5 Km		Style :	Bungalow
Leasehold :		Dist. to High Sch :		Approx Size :	1,100
Terms of Leasehld:		Dist to Elem :		Year Built :	1957
Summer Fallow :		Bush :	Medium	Bedrooms :	3
First Crop :		Stones :	Some	Bathrooms :	2
Other :	1,087	Sloughs :	Some	Exterior :	
Metal Granaries :	3	Fences :	Some	Roof :	Asphalt Shingles
Capacity :	10000	Water Supply :	Well	Heating :	Natural Gas
Wood Granaries :		Drinking Water :	Yes	Basement :	
Capacity :		Power :	Yes	Basement Walls :	Block,Concrete
Other Outbuildings:	Yes	Yard Light :	Yes	Sewage Disposal:	Septic Field
Topography :	Hilly	Sump Pump :		Water Heater :	Included
Total Acres :	1093	Propane Tank :		W. Heater Type :	
Quota :	No	Info Package :	Yes	Water Softener :	
Quota Details :		Garage :		Water Purifier :	
Distance to Elev :				Water Supply :	Well

RM	RM#	PRCL	Dir	SC	TW	RG	MER	CI	SC	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
The Gap	39	108776683	SE	10	6	19	2			53200	343	134	25	159
The Gap	39	108776425	SW	10	6	19	2			53300	342	148	5	153
The Gap	39	108776436	N1/3		6	19	2			94100	505	253	55	308
The Gap	39	108777123	SW	25	6	19	2			36400	170	34	125	159
The Gap	39	108639434	SW	33	5	19	2			55700	358	124	35	159
The Gap	39	114159034	SE	32	5	19	2			43000	266	129	20	149

Internet Comments :
Great opportunity to raise cattle and grain. Seven quarters of farmland - some in pasture/hayland and some grain land. Home quarter (SE 10) has a beautiful 1100 sq ft bungalow and detached garage. Barn, Bins and Cattle facility are all within the yardsite. Spring fed well has provided enough water for a 100 plus cattle in the past. Land is rented out on a year to year lease. Oil wells in the area but none currently on this land. Opportunity to rent or buy more land in the area to go with this package. This is an opportunity for investment in a long term sustainable farm as an investor or farmer.

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