



Robert Young

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

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Farm Customer Full

MLS®# : 529479
Status : Active

Address : Rm Fox Valley
Area/Sub Area: C9/

Price : \$1,805,000
S.Price :

City / Town: Fox Valley
App Size : 1,380
Zone :
Postal: SON OVO
Tax :
T. Year :
List Date : 04/02/2015
Listing Broker: HOMELIFE PRAIRIES REALTY INC.



Freehold :	960	Distance to Town:		Style :	Bungalow
Leasehold :	480	Dist. to High Sch :		Approx Size :	1,380
Terms of Leasehold:	10	Dist to Elem :		Year Built :	1981
Summer Fallow :		Bush :	Medium	Bedrooms :	3
First Crop :		Stones :	Some	Bathrooms :	1
Other :		Sloughs :	Some	Exterior :	Vinyl
Metal Granaries :		Fences :	Some	Roof :	Asphalt Shingles
Capacity :		Water Supply :	Well	Heating :	Baseboard Heaters, Electric
Wood Granaries :		Drinking Water :	No	Basement :	Partial Finished
Capacity :		Power :	Yes	Basement Walls :	Preserved Wood
Other Outbuildings:	Yes	Yard Light :	Yes	Sewage Disposal:	Lagoon
Topography :	Gently Rolling	Sump Pump :	Not Included	Water Heater :	Included
Total Acres :	1440	Propane Tank :		W. Heater Type :	Electric
Quota :	No	Info Package :	Yes	Water Softener :	Included
			Double		
Quota Details :		Garage :	Detached	Water Purifier :	Not Included
			Garage		
Distance to Elev :				Water Supply :	Well

RM	RM#	PRCL	SC	TW	RG	MER	CI	SC	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
Fox Valley	171	SW	20	16	27	W3			51700	316	120	40	160
Fox Valley	171	SE	20	16	27	W3			41400	183	78	82	160
Fox Valley	171	SW	19	16	27	W3			62900	271	155	5	160
Fox Valley	171	SE	19	16	27	W3			61800	382	160		160
Fox Valley	171	SE	31	16	27	W3			56800	375	160		160
Fox Valley	171	NE	17	16	27	W3			44200	345	120	40	160
Fox Valley	171	SW	4	16	27	W3			37800	139		160	160
Fox Valley	171	SW	6	16	27	W3			27200	167		160	160
Enterprise	142	NW	13	16	28	W3			31300	120		160	160

Internet Comments :

Note- 3 quarters of lease land is subject to buyers being qualified for the lease transfer. Some 27 surfaces leases to be included in the sale price. Additional building include- 1380 sqft bungalow, vinyl siding with asphalt shingles, 3 bedrooms up, 1 down, 1.5 bathrooms up 1 down, kitchen and bathrooms have oak cabinets, garburator, water softener. Outdoors there is a 12 x 20 deck with wrought iron railings and retractable awning. Goodon metal clad pole building 42 x 78 x 14 (1995). Warman metal clad pole building 40 x 56 x 12 (2002). 2 stock shelters 24 x 48 and 16 x 40. Garden shed 10 x 16 vinyl siding with asphalt shingles (2006). All the buildings and home show pride of ownership and are in very good condition. The land is currently rented for the 205 crop year, present tenants would consider renewal of the lease agreement. Excellent R.O.I. from surface leases and land rent, call listing agent Bob Young for more information.

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