



**Robert Young**

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

Office: 1306-586-0099

Cell: 1306-529-8609

Fax: 1306-586-0477

saskfarms@sasktel.net

**Farm Customer Full**

MLS@# : 546036  
Status : Active

Address : Rm Souris Valley  
Area/Sub Area: W8/Tq

Price : \$6,800,000  
S.Price :



City / Town: Oungre  
App Size : 2,000  
Zone :  
Postal: SOC ONO  
Tax :  
T. Year :  
List Date : 08/10/2015  
Listing Broker: HOMELIFE PRAIRIES REALTY INC.  
Built : 1980  
Poss: Cod  
PCDS : Yes  
GST :

Freehold :	3,138	Distance to Town: 5 Mi	Style :	Bungalow	
Leasehold :		Dist. to High Sch : 35 Mi	Approx Size :	2,000	
Terms of Leasehold:		Dist to Elem : 5 Mi	Year Built :	1980	
Summer Fallow :		Bush :	None	Bedrooms :	4
First Crop :		Stones :	Some	Bathrooms :	3
Other :	2,800	Sloughs :	Some	Exterior :	Siding
Metal Granaries :	35	Fences :	Some	Roof :	Asphalt Shingles
Capacity :	141000	Water Supply :	Dugout	Heating :	Forced Air,Natural Gas
Wood Granaries :		Drinking Water :	Yes	Basement :	Partial Basement
Capacity :		Power :	Yes	Basement Walls :	Concrete
Other Outbuildings:	Yes	Yard Light :		Sewage Disposal:	Lagoon
Topography :	Gently Rolling	Sump Pump :		Water Heater :	Included
Total Acres :	3138	Propane Tank :		W. Heater Type :	Gas
Quota :	No	Info Package :	Yes	Water Softener :	Included
			Double		
Quota Details :		Garage :	Attached	Water Purifier :	Included
			Garage		
Distance to Elev :	35 Mi			Water Supply :	Dugout

RM	RM#	PRCL	SC	TW	RG	MER	CI	SC	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
Souris Valley	7	NW	2	3	13	W2			66400	645	140		145

**Internet Comments :**

TurnKey Farm! 3138 acres to buy with 1439 additional acres to rent. Package comes with Spectacular Yardsite, 2000 sqft house with Double Attached Garage, deck, partial basement and mature beautifully landscaped yard. Additional Comments : 141000 bushels of grain storage (35 Hopper bins, with Aeration) 28\*40 Insulated Farm Shop 44\*72 Quonset w/fold up hydraulic door, with full cement floor. 50\*84\* 14 ft high Pole Machinery Shed, 60\* 100\*20 high Pole Metal Shed,Fuel Shed w/Cement Pad and 5000 gallon storage, 12\*24 Storage Building. Fabrication Shop - 50\* 100\*27 high, full cement heated floor, 2 Overhead Cranes, 20\*40 Attached Office and kitchen, (3 phase and single phase power) and high pressure wash system. Fertile land package can grow almost any crop economically. Optional full line of Farm Equipment to purchase and/or full line of Fabrication Equipment. This property needs to be viewed in order to appreciate the land, yard, house , buildings and opportunities. See attached Supplement for information on 3138 acres to sell. Contact S/P for information on additional 1439 acres to rent. Note-Buyer to confirm measurements of all buildings and bushels of grain storage.

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