



Robert Young

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

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MLS®#: **483758**

Address : **Rm 38 Laurier**

List Price : **\$3,600,000.00**

Status : **Sold**

Area / Sub Area : **W9 / Ra-Radville**

Sold Price / Sold Date : **\$3,500,000.00 / 01/04/2014**



City / Town: **Radville**

Postal Code: **S0C 2G0**

Major Type: **Grain**

App Size: **1600 / 1**

Zone:

Tax / Year: **/**

Legal: **,**

List Date: **12/19/2013**

Listing Broker: **HOMELIFE PRAIRIES REALTY INC.**

Built: **1965**

Possession: **Cod**

PCDS: **No**

GST:

Freehold: **2,850.00**
Leasehold:
Terms of Leasehold:
Summer Fallow: **0**
First Crop:
Other: **2271**
Metal Granaries / cap: **26 / 114000**
Wood Granaries / cap: **/**
Other Outbuildings: **Yes**
Topography: **Gently Rolling**
Total Acres: **2850**
Quota:
Quota Details:
Distance to Elevator: **35MILES**

Distance to Town: **5MILES**
Dist. to High School: **5MILES**
Dist. to Elementary: **5MILES**
Bush: **Medium**
Stones: **Some**
Sloughs: **Some**
Fences: **Some**
Water Supply: **Well**
Drinking Water: **Yes**
Power: **Yes**
Yard Light: **Yes**
Sump Pump: **Included**
Propane Tank:
Info Package: **Yes**
Garage: **Attached Garage, Double**

Style: **Bungalow**
Bedrooms: **3**
Bathrooms: **3**
Exterior: **Siding**
Roof: **Asphalt Shingles**
Heating: **Forced Air, Oil**
Basement: **Partial Basement**
Basement Walls: **Block**
Sewage Disposal: **Lagoon**
Water Heater: **Included**
W. Heater Type: **Electric**
Water Softener: **Included**
Water Purifier: **Included**

RM	RM#	Parcel	Sec.	Town	RG	Meridian	Cl	Soil C.	Assessment	Tax	Cultivated	Not Cultivated	T. Acres
LAURIER	38	SE	6	5	18	W2			\$66,200	\$546	135.00		160.00
LAURIER	38	ALL	31	5	17	W2			\$243,800	\$2,011	595.00		625.00
LAURIER	38	NE	18	5	17	W2			\$55,000	\$340	75.00		160.00
LAURIER	38	SE	8	5	18	W2			\$50,100	\$413	145.00		160.00
LAURIER	38	SW	8	5	18	W2			\$47,100	\$389	150.00		160.00
LAURIER	38	SW	20	5	17	W2			\$49,000	\$294			160.00
LAURIER	38	SE	20	5	17	W2			\$49,000	\$296			160.00
LAURIER	38	SW	30	5	17	W2			\$50,100	\$413	145.00		151.00
LAURIER	38	SE	17	5	17	W2			\$45,000	\$371	150.00		160.00
LAURIER	38	NW	20	5	17	W2			\$55,800	\$460	150.00		159.00
LAURIER	38	SE	25	5	18	W2			\$56,200	\$464	140.00		156.00
LAURIER	38	NE	7	7	18	W2			\$56,500	\$467	149.00		160.00
LAURIER	38	SE	30	5	17	W2			\$58,800	\$486	115.00		159.00
LAURIER	38	NE	5	5	18	W2			\$65,200	\$537	150.00		160.00
LAURIER	38	NW	5	5	18	W2			\$55,200	\$456	150.00		160.00
Total :									\$1,003,000	\$7,943	2,249.00	0.00	2,850.00

Internet Comments: Here is an opportunity to purchase some 18 quarters of good farmland, in close proximity, in the RM of Laurier where seldom does a farm of this quality and size come on the market. Along with the land comes two yard site, with very good infrastructure, a 1600 sq ft bungalow with 3 bedrms +1 down. The house and buildings are in good condition and shows pride of ownership.

For more details of buildings and grain storage included in the sale, please contact listing agent Bob Young.

This is an opportunity to own this high quality farm, who can show above average yields for the area. The opportunity must be viewed to be appreciated. Located only 5 miles from the town of Radville is an added bonus. Within easy reach of Weyburn. The vendor would like the opportunity to rent the farm for a period, conditional on a satisfactory rental agreement.