



# 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

MLS®#: 495206

Address: Rm Clayton

List Price: \$995,000.00

Status: Active

Area / Sub Area: M8 / Sv-Sturgis

Original Price: \$995,000.00



City / Town: Stenen  
 Postal Code: S0A 3X0  
 Major Type: Grain  
 Prop Offered: Buildings And Land  
 Directions: Fm Stenen 5M N, 1M W, 1/2M S  
 App Size: 1648 / 1  
 Occ: Tenant  
 Term of Lse  
 List Date: 04/24/2014  
 Exp. Consnt: No  
 Appointment: Salesperson  
 Keys: Call S/A

Possession: Cod  
 Mineral Rights: Not Included  
 PCDS: No  
 Built:  
 GST:  
 Expiry Date: 10/31/2014  
 Comm: 2.5  
 Phone First:  
 Lockbox: No  
 Prop Is: For Sale Only

Listing Broker: HOMELIFE PRAIRIES REALTY INC.

Listing Agent: YOUNG, ROBERT

Agent Phone: 306-529-8609

Agent email: saskfarms@sasktel.net

Existing Real Property Report: No

Environment Audit: DON'T KNOW

Owner: Krywy, Sheldon

Address:

Phone H: 403-981-7303

Phone W: 780-405-8872

Freehold: 320.00  
 Leasehold:  
 Terms of Leasehold:  
 Summer Fallow:  
 First Crop:  
 Other:  
 Metal Granaries / cap: /  
 Wood Granaries / cap: / 300  
 Other Outbuildings: Yes  
 Topography: Flat  
 Total Acres: 320  
 Quota: No  
 Quota Details:  
 Distance to Elevator:

Distance to Town: 6 MILES  
 Dist. to High School: 6 MILES  
 Dist. to Elementary: 6 MILES  
 Bush: Medium  
 Stones: Some  
 Sloughs: Some  
 Fences:  
 Water Supply: Well  
 Drinking Water: Yes  
 Power: Yes  
 Yard Light: Yes  
 Sump Pump:  
 Propane Tank:  
 Info Package: Yes  
 Garage: Detached Garage, Other

Style: Bungalow  
 Bedrooms: 3  
 Bathrooms: 2  
 Exterior: Siding, Vinyl  
 Roof: Other  
 Heating: Other  
 Basement: Basement  
 Basement Walls: Concrete  
 Sewage Disposal: Septic  
 Water Heater: Included  
 W. Heater Type: Electric  
 Water Softener:  
 Water Purifier: Included

RM	RM#	Parcel	Sec.	Town	RG	Merdian	Cl	Soil C.	Assessment	Tax	Cultivated	Not Cultivated	T. Acres
CLAYTON	333	NE	31	34	03	W2		E	\$109,700	\$900	150.00		158.00
CLAYTON	333	SE	31	34	03	W2		D	\$101,900	\$841	150.00		160.00
Total :									\$211,600	\$1,741	300.00	0.00	318.00

REALTOR® Remarks: Excellent opportunity to own 320 acres of high quality farm land in the high quality grain producing area of Stenen, close to Sturgis and Preeceville. The house has had many upgrades and is in excellent condition, some of the upgrades include - a very high end kitchen with quality Miele Appliances,

Additional Comments: Premier Cabinets and Counter Tops etc. There is a very spacious living/dining area with a double sided fire place, the windows are a triple pane auto tint, included is a sound system, keyless entry, security system, in floor heat. the heating is from upgraded vertical geothermal system. The electrical system has been upgraded with a 200 amps service. Outside we have a large tiled deck area. There are way to many upgrades to list, the home must be viewed to appreciate the work that has gone into it. There is a triple car garage, in floor heat, RV stall, along with a mud room which contains a shower/toilet/laundry area. Other outbuilding include a 32'x18' shed, 38'x12' shed and a 48'x28' barn. The grain storage is not included in the sale price, but may be sold for an additional cost. This property shows pride of ownership and has been priced to sell.

Internet Comments: Excellent opportunity to own 320 acres of high quality farm land in the high quality grain producing area of Stenen, close to Sturgis and Preeceville. The house has had many upgrades and is in excellent condition, some of the upgrades include - a very high end kitchen with quality Miele Appliances, Premier Cabinets and Counter Tops etc. There is a very spacious living/dining area with a double sided fire place, the windows are a triple pane auto tint, included is a sound system, keyless entry, security system, in floor heat. the heating is from upgraded vertical geothermal system. The electrical system has been upgraded with a 200 amps service. Outside we have a large tiled deck area. There are way to many upgrades to list, the home must be viewed to appreciate the work that has gone into it. There is a triple car garage, in floor heat, RV stall, along with a mud room which contains a shower/toilet/laundry area. Other outbuilding include a 32'x18' shed, 38'x12' shed and a 48'x28' barn. The grain storage is not included in the sale price, but may be sold for an additional cost. This property shows pride of ownership and has been priced to sell.

Tuesday, April 29, 2014

ALL MEASUREMENTS ARE APPROXIMATE

The above information is from sources believed to be reliable but should not be relied upon without verification. The Listing Service Provider assumes no responsibility for its accuracy. Not intended to solicit property currently listed with another REALTOR®.

Full Display Comment Report





**Robert Young**

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

Office: 1306-586-0099

Cell: 1306-529-8609

Fax: 1306-586-0477

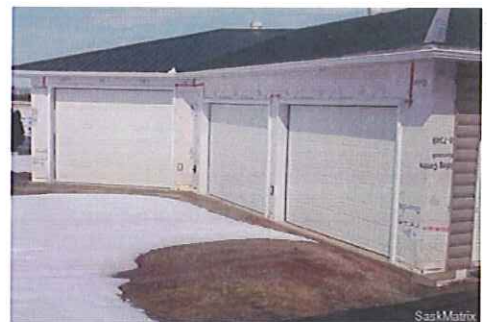
saskfarms@sasktel.net

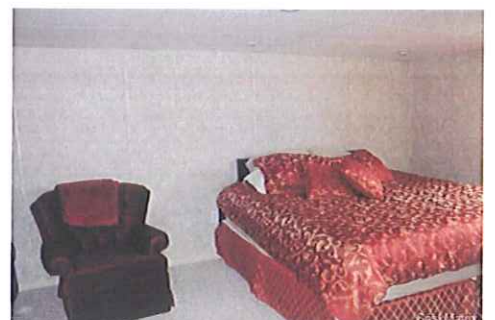
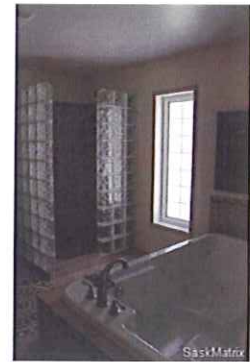
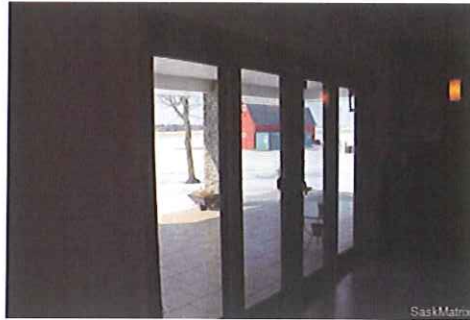
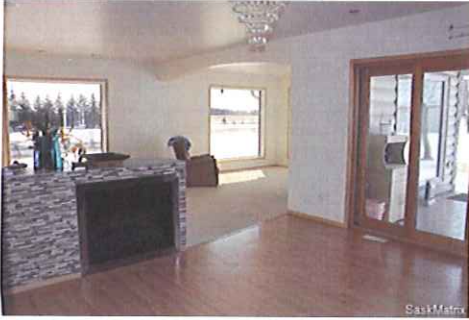
### Farm Photo Gallery

MLS@# : **495206**  
Status : **Active**

Address : **Rm Clayton**  
Area/Sub Area: **M8/Sv-Sturgis**

List Price : **\$995,000**  
Original Price : **\$995,000**







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