



Robert Young

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

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saskfarms@sasktel.net

MLS®#: **523672**
Status: **Active**

Address: **Rm Francis 127**
Area / Sub Area: **R8 / Ot-Rural**

List Price: **\$800,000.00**



City / Town: **Tyvan**
Postal Code: **S0G 1V0** Built: **2012**
Major Type: **Mixed** Possession: **Cod**
App Size: **3162 / 2** PCDS: **No**
Zone: GST: **No**
Tax / Year: **/**
Legal: **,**
List Date: **02/05/2015**
Listing Broker: **HOMELIFE PRAIRIES REALTY INC.**

Freehold: **320.00**
Leasehold: **0**
Terms of Leasehold:
Summer Fallow:
First Crop:
Other: **282**
Metal Granaries / cap: **2 / 2600**
Wood Granaries / cap: **/**
Other Outbuildings: **Yes**
Topography: **Gently Rolling**
Total Acres: **320**
Quota: **No**
Quota Details:
Distance to Elevator:

Distance to Town: **2 MI**
Dist. to High School:
Dist. to Elementary:
Bush: **Medium**
Stones: **Some**
Sloughs: **Some**
Fences: **Some**
Water Supply: **Well**
Drinking Water: **Yes**
Power: **Yes**
Yard Light: **Yes**
Sump Pump: **Not Included**
Propane Tank: **Not Included**
Info Package: **Yes**
Garage: **Double Attached Garage,**

Style: **Two Storey**
Bedrooms: **4**
Bathrooms: **3**
Exterior: **Vinyl**
Roof: **Asphalt Shingles**
Heating: **Forced Air, Natural Gas**
Basement: **Basement**
Basement Walls: **Concrete**
Sewage Disposal: **Septic Tank**
Water Heater: **Included**
W. Heater Type: **Gas**
Water Softener: **Not Included**
Water Purifier: **Not Included**

RM	RM#	Parcel	Sec.	Town	RG	Merdian	Cl	Soil C.	Assessment	Tax	Cultivated	Not Cultivated	T. Acres
FRANCIS	127	NW	9	13	13	W2				\$420	145.00	15.00	160.00
FRANCIS	127	SW	9	13	13	W2				\$250	137.00	23.00	160.00
Total :									\$0	\$670	282.00	38.00	320.00

Internet Comments: Excellent acreage located close to the village of Tyvan & Francis, Some 360 acres of land + a 3000sq ft+ home, the home is under construction & has only been partially completed, therefore some work needs to be done to complete the home. Once completed this could be an excellent country residence.

This property with some 360 acres, plus home that needs to be completed would make a excellent country residence when completed, the sellers have said they will consider all offers.

They may consider selling the NW 9 13 13 W2 on its own.

For more information call Bob Young 306-529-8609





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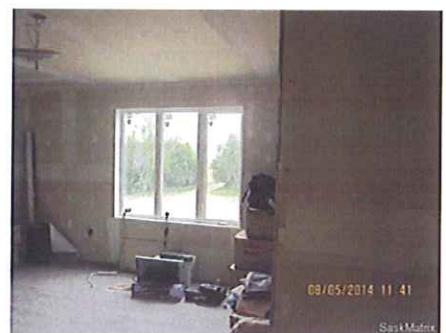
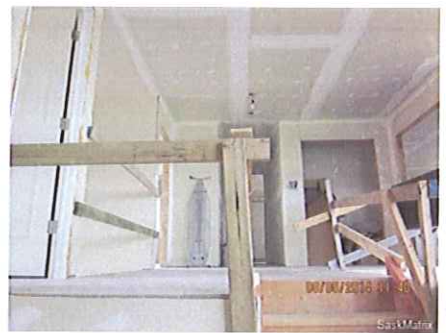
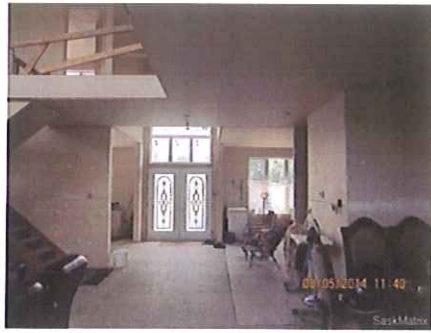
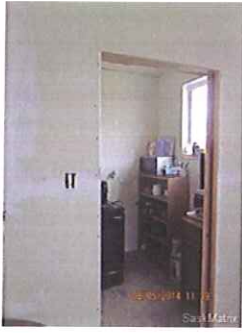
Farm Photo Gallery

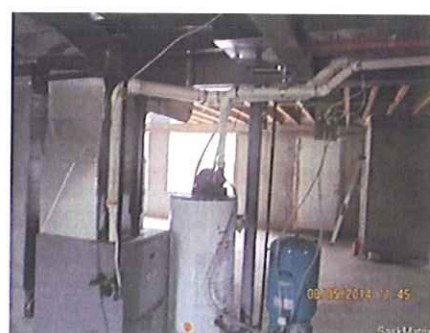
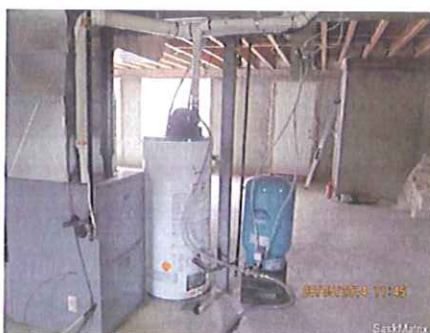
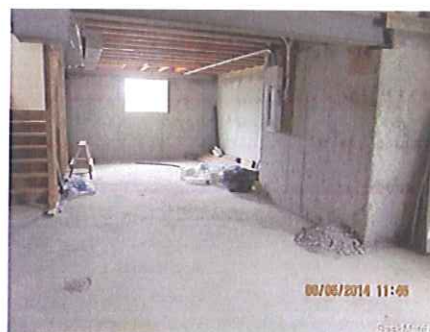
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Original Price : **\$800,000**







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