



Robert Young

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

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MLS®#: 485721

Address : 304 Buchanan

List Price : \$3,250,000.00

Status : Active

Area / Sub Area : Y7 / Cb-Canora



City / Town: Canora

Postal Code: S0A 0L0

Major Type: Grain

App Size: 1100 / 1

Zone:

Tax / Year: /

Legal: ,

List Date: 01/23/2014

Listing Broker: HOMELIFE PRAIRIES REALTY INC.

Built:

Possession: Cod

PCDS: No

GST:

Freehold: 1,919.00
Leasehold:
Terms of Leasehold:
Summer Fallow:
First Crop:
Other: 1861
Metal Granaries / cap: 35 / 105200
Wood Granaries / cap: /
Other Outbuildings: Yes
Topography: Gently Rolling
Total Acres: 1919
Quota: No
Quota Details:
Distance to Elevator: 20MILES

Distance to Town: 5MILES
Dist. to High School: 20MILES
Dist. to Elementary: 20MILES
Bush:
Stones: Some
Sloughs: Some
Fences: None
Water Supply: Dugout
Drinking Water:
Power: Yes
Yard Light: Yes
Sump Pump:
Propane Tank:
Info Package: Yes
Garage: Detached Garage, Double

Style: Bungalow
Bedrooms: 3
Bathrooms: 2
Exterior: Siding
Roof: Asphalt Shingles
Heating: Forced Air
Basement: Full Basement
Basement Walls: Concrete
Sewage Disposal: Septic
Water Heater:
W. Heater Type:
Water Softener:
Water Purifier:

RM	RM#	Parcel	Sec.	Town	RG	Meridian	CI	Soil C.	Assessment	Tax	Cultivated	Not Cultivated	T. Acres
INVERMAY	305	SW	1	32	7	W2			\$95,200	\$1,065	150.00		160.00
BUCHANAN	304	NW	9	32	6	W2			\$112,200	\$826	160.00		160.00
BUCHANAN	304	SW	9	32	6	W2			\$102,600	\$757	155.00		160.00
INVERMAY	305	SE	2	32	7	W2			\$95,100	\$1,054	160.00		160.00
BUCHANAN	304	SW	5	32	6	W2			\$76,100	\$567	145.00		160.00
BUCHANAN	304	SW	18	32	6	W2			\$111,300	\$820	155.00		160.00
INVERMAY	305	NE	13	32	7	W2			\$104,000	\$1,093	155.00		160.00
BUCHANAN	304	NW	7	32	6	W2			\$82,200	\$612	155.00		160.00
BUCHANAN	304	NW	18	32	6	W2			\$105,400	\$778	155.00		160.00
INVERMAY	305	SE	1	32	7	W2			\$99,900	\$1,108	152.00		160.00
BUCHANAN	304	SE	6	32	6	W2			\$82,000	\$610	160.00		160.00
BUCHANAN	304	SW	6	32	6	W2			\$95,200	\$705	159.00		159.00
Total :									\$1,161,200	\$9,995	1,861.00	0.00	1,919.00

Internet Comments: Cultivated acres are as per the sellers. Excellent grain farm located West of Canora. Some 12 qrts of farmland totalling 1919 deeded acres of which 1861 acres are cultivated. The land has had lots of drainage work and clearing work done to improve the cultivated acres. The yard has a 3 bedroom bungalow, in fair condition.

along with some 105,000+ bushels of good grain storage some with air as well as some with air and propane heat. The yard & farmland show pride of ownership, so please view the land to see the values. Sellers would consider a rent back for 1 year if so desired by the buyer.



A = Air

Main Yard			Bu	NA = No Air
2	Friesen Fert	NA	3950	H = Propane Heat
3	Friesen Fert	NA	3950	
4	Big Hopper	A & H	4500	
5	Twister Hopper	NA	2400	
6	Big Hopper	A & H	4500	
7	Big Hopper	A & H	4500	
8	Big Hopper	A & H	4500	
9	Big Hopper	A & H	4500	
10	Big Hopper	A & H	4500	
4S	Twister Hopper	NA	2400	
9S	Flat Floor (N of Quonset)	NA	5400	
10S	Flat Floor (N of Quonset)	NA	5400	
12	Small Twister	NA	1000	
13	Small Twister	NA	1000	
14	Small Twister	NA	1000	
15	Univision Fert	NA	2000	
16	Westeel Hopper	NA	2200	
17	Friesen Hopper	NA	3950	
18	Westeel Flat	NA	3950	
19	Westeel Flat	A	3950	
20	Westeel Flat	NA	3950	
21	Westeel Flat	A	3950	
22	Westeel Flat	A	3950	
23	Westeel Flat	A	3950	
24	Metal Fert	NA	1150	
25	Westeel Hopper by Tester	NA	1150	
26	Westeel Flat	NA	1950	
27	Westeel Flat	NA	1950	
28	Westeel Flat	NA	1950	
29	Westeel Flat	NA	1950	
30	Westeel Flat	NA	1950	
31	Westeel Steel Floor	NA	1950	
32	Westeel Steel Floor	NA	1950	
33	Westeel Steel Floor	NA	1950	
34	Westeel Steel Floor	NA	1950	



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Farm Photo Gallery

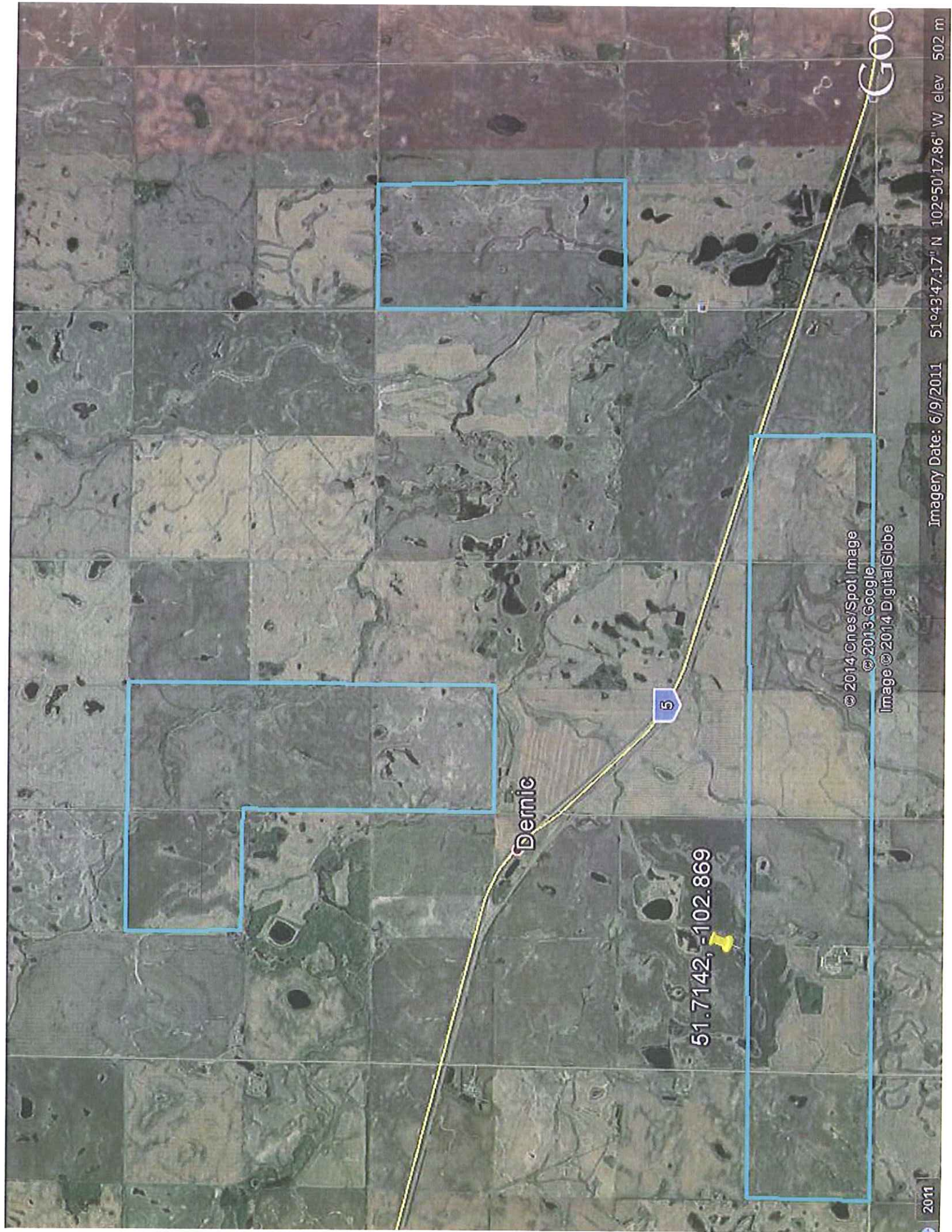
MLS®# : **485721**
Status : **Active**

Address : **304 Buchanan**
Area/Sub Area: **Y7/Cb-Canora**

List Price : **\$3,250,000**
Original Price : **\$3,250,000**



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



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51.7142, -102.869

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GOO

2011

Imagery Date: 6/9/2011 51°43'47.17" N 102°50'17.86" W elev 502 m