



PRINCE ALBERT 462 ACRES

- ◆ 462.30 acres - 160 SAMA cultivated acres (crop, tame hay), 210 acres pasture; SAMA land assessment 269,700; perimeter fenced, some cross fencing
- ◆ City of Prince Albert Water Supply; Well; River
- ◆ 32'x48' Shop (heated, insulated, overhead door, metal clad); 32'x48' Quonset (15' overhead door, metal clad); 32'x40' Barn (tack room, box stalls, metal clad); (2) 30'x36' Cattle Shelters (corrals, water bowl); 110'x220' Riding Arena (galvanized custom-built posts)
- ◆ 2486 sq ft Executive Bungalow (2004) - 3 bedrooms + office + guest room, 3 bathrooms, island kitchen with oak cabinetry, newer South-facing deck off Dining Room, central air, wood burning fireplace, main floor laundry, attached double garage, vinyl siding, 35-year fibreglass shingles
- ◆ Located just off Highway #2 between the City of Prince Albert and Prince Albert National Park
- ◆ Well landscaped yard with mature trees! Pristine setup for Horses/Livestock
- ◆ *Includes fridge, stove, natural gas range, dishwasher, washer, washer, dryer*

\$1,890,000.00



LANE REALTY CORP.
Saskatchewan's Farm & Ranch Specialists™

Phone: (306) 569-3380
Fax: (306) 569-3414
www.LaneRealtyCorp.com

PRINCE ALBERT
462 ACRES
FURTHER DETAILS (1 of 3)

HOUSE FEATURES

- ◆ 2"x6" Construction - clad with 1" R5 Rigid Blue Styrofoam
- ◆ Large Family Kitchen with all Stainless Appliances
- ◆ Triple Glaze - both pane Low E-argon filled Windows
- ◆ 35 Year Shingles - maintenance free exterior
- ◆ Natural Gas to house, shop, garage, range; 2 BBQ outlets
- ◆ City of Prince Albert Water to house and water bowl
- ◆ Private Guest Suite at one end of house
- ◆ 30" Well for Livestock Water in yard
- ◆ 25'x28' large attached heated Garage with mudroom
- ◆ 14'x28' front Deck; Enclosed 12'x16' back Deck
- ◆ Regency Warm Hearth wood burning high eff. fireplace in Great Room
- ◆ Vaulted ceiling in Great Room
- ◆ 125,000 BTU high efficiency Furnace
- ◆ Water Heater new in 2018 high efficiency
- ◆ Central Air 4.5 Tonne - all new system in 2021
- ◆ R50 Ceilings insulation
- ◆ Explornet LTE High Speed Internet (50 Mbps)
- ◆ Central Vac
- ◆ Shaw Direct Satellite TV Installed
- ◆ Securtek Alarm & Monitoring System (House and Shop)
- ◆ On Paved Highway - 10 minutes from PA, 20 minutes to Lake Country
- ◆ Several LED Yard Lights



PRINCE ALBERT
462 ACRES
FURTHER DETAILS (2 of 3)

LAND

- ◆ 3 Quarters - hay, crop, pasture
- ◆ Very well drained with RM Drainage Easement
- ◆ Extensive Fencing - river access on 2 quarters

BARN

- ◆ 32'x40' - 4-stall barn with Tack Room, summer water all interior clad
- ◆ 3 attached paddocks
- ◆ City water bowl year round
- ◆ 12'x40' Lean-to for Hay storage

YARD

- ◆ Huge Backyard, very private, large firepit
- ◆ Extensive gravel and good solid site
- ◆ Garden site

STORAGE SHEDS

- ◆ 8'x12' - 2003, vinyl siding
- ◆ 8'x12' - 2015, wood siding

SHOP

- ◆ 32'x48'x12' insulated, lined, 125,000 BTU natural gas overhead furnace
- ◆ OPTIONAL: 4 post hoist for sale in shop
- ◆ 2 Overhead Doors, fully wired, concrete floor

SEACAN

- ◆ Storage 8'x53', no leaks

RIDING ARENA

- ◆ Custom build Galvanized Panels and Gates
- ◆ Performance Horse Footing - approximately 100'x200'



PRINCE ALBERT
462 ACRES
FURTHER DETAILS (3 of 3)

CATTLE HANDLING SYSTEM

- ◆ Birch Creek Palpation Cage & Squeeze
- ◆ Sorting Corral

OPTIONAL FOR SALE

- ◆ Road Gravel - 30 yds³
- ◆ Crushed Rock - 10 yds
- ◆ Crusher Dust - 10 yds
- ◆ Fence Posts
- ◆ Bundles of Firewood
- ◆ Haying Equipment

STORAGE BUILDING

- ◆ 32'x48'x16' - post frame construction, all metal clad

ANIMAL SHELTERS

- ◆ (2) 30'x36' metal clad walk-in shelters for livestock

FIREWOOD SHEDS

- ◆ Metal clad 12'x16' and 8'x8'

ROAD

- ◆ All weather, never soft, \$35k gravel

WETLANDS

- ◆ Waterfowl, game, upland birds

