



KIPLING **148 ACRES**

- ◆ 148.49 acre acreage located on Highway #48 between Kipling and Kennedy, SK; gentle roll topography; 133 SAMA cultivated acres; some fencing and cross fencing (mostly 3-wire)
- ◆ 85' Well; 2 Dugouts (1 with flowing Spring, 26' deep); Water Softener (2012)
- ◆ 3 Steel Grain Bins + 2 Rail Cars
- ◆ 54'x80' Gooden Shed (pole construction with straight walls, large double sliding door, single sliding door, 2 walk-in doors, 220 power); 50'x64' Barn (loft, metal roof, concrete wall on 3-sides, hydrant); Corrals (older, 2 watering bowls); 14'x20' Garage (power); 14'x20' Tack Building (metal, good floor); 8'x10' Pump House (metal clad); (2) Older Outbuildings (metal roofs, one with concrete floor, power to buildings)
- ◆ 1464 sq ft Bungalow (1965 addition in 85) – 3 bedrooms, 2¾ bathrooms (one with jet tub), propane/electric heat, propane water heater, 24'x28' attached garage, vinyl and X-90 siding, asphalt shingles in 2016 Includes: dishwasher

\$369,000.00



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