



## LAJORD 159 ACRES

- ◆ 159.99 acres - 155 cultivated acres; Highly productive Regina Clay with a SAMA Land Assessment 342,800 and SCIC Soil Classification of 'C'.
- ◆ 110' Well (services all infrastructure); Dugout
- ◆ 105,440 bu. Steel Grain Storage; 67,100 bu. Epoxy Storage
- ◆ 80'x100' Shop (in-floor heat, 220 power, wash bay, ½ bath, pressure system with water treatment system for yard and both homes, Heizomat chip/pellet auto-feed boiler for shop and both homes, 58kW diesel generator)
- ◆ 50'x70' Hangar (concrete floor, radiant propane heat, power, solar panels some power to Home #1)
- ◆ 100'x120' Shed (in-floor heat, 22 power, insulated, 45' hangar door)
- ◆ 50'x120' Shed (concrete floor, 220 power)
- ◆ Home #1 - 2200 sq ft Executive Bungalow (*details on next page*)
- ◆ Home #2 - 2104 sq ft on main + 1170 sq ft 2nd floor 1½ Storey Executive Log Home (*details on next page*)
- ◆ Includes all Appliances for both Homes
- ◆ Located South of Lajord, SW of Sedley; Close to the City of Regina!

**\$4,000,000.00**



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

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### Executive Bungalow (Home #1)

Constructed in 2010, 2200 sq ft with 2 bedrooms up + 3 bedrooms down + office, 3 bathrooms (soaker tub in master), hardwood and tile flooring throughout the home with in-floor heat, large island kitchen with stone countertops, built-in oven and range with circulating range hood, microwave cove, vaulted ceilings, large living room with pellet fireplace, remote blinds throughout home, dining area, small loft space off living room, main floor laundry, composite deck, triple attached insulated garage with in-floor heat, ICF basement walls, portable generator hookup, backup boiler



### Executive 1½ Storey Log Home (Home #2)



Constructed in 2011, 2104 sq ft on main + 1170 sq ft on second storey, 3 bedrooms up + master on main, 2½ bathrooms (2 soaker tubs, his/hers sinks in master), tile floors throughout with in-floor heat, large island kitchen with stone countertops, built-in oven, propane range and microwave, vaulted ceilings, large living room

with pellet fireplace controlled by remote, remote blinds throughout home, large dining room, main floor laundry, triple attached insulated garage with



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