



## **ELROSE** **4,310 ACRES**

- ◆ 4,310.39 acres - level to nearly level topography; 4,271 SAMA cultivated acres; over  $\frac{3}{4}$  Class B and C soil; total SAMA Assessment of 6,581,700 (244,310 / 160 acres); Approx. \$80,000/yr. Oil Lease Revenue
- ◆ Approx. 297,800 bu. Steel Grain Storage plus 25,000 bu. Wood Storage
- ◆ SW-14-25-14-W3
  - ◆ 3 Wells + Rural Water; 48'x69' Shop (concrete floor); 34'x66' Barn/Office (heated); 80'x200' Shed (220 power, two 20'x48' bi-fold doors); Corral System (Hi-Hog, 7' panels, tub); 25,000 Litre Diesel Tank (double wall, heavy duty pump); 300 Gallon Gasoline Tank
  - ◆ 1650 sq ft 2-Storey Home (1993, 3 bedrooms + 2 down, 4 bathrooms, office)
  - ◆ 1400 sq ft Bungalow (1973, 3 bedrooms + 1 down, 1½ bathrooms)
- ◆ NW-28-25-13-W3
  - ◆ Rural Water; 40'x80' Shed (2009, pole construction, 220 power, 14'x24' door, 14'x16' door); 24'x28' Garage (1980); 28'x56' Shop; 28'x33' Shop
  - ◆ 1380 sq ft Bungalow (1983, 3 bedrooms + 2 down, double detached garage)
- ◆ Located East of Elrose, SK

**\$18,000,000.00**



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