



EMPRESS, AB 1435 ACRES

- ◆ 477.63 acres deeded + 957.8 leased acres - 311 SAMA arable acres on S $\frac{1}{2}$ -12, balance pasture with good 4-wire perimeter fencing
- ◆ 2 Spring Fed Dugouts on NE-10 & NE-11; 1 Seepage Dugout on Section 1
- ◆ $\frac{1}{2}$ -mile Water Pipeline from Spring on NE-11 to NW-1
- ◆ Grass in excellent condition and not grazed for past 3 years
- ◆ Located in Saskatchewan, 6 miles NE of Empress, AB
- ◆ *S $\frac{1}{2}$ -12 (assessed at 296,300) Available Separately for \$465,000.00*

\$1,075,000.00



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