



HUBBARD 638 ACRES

- ◆ 638.85 acres (square section) - 471 SAMA cultivated acres (currently seeded to grass, well-suited for crops); G & H soil classification with a SAMA land Assessment of 751,700 (188,263 / 160 acres); 4-strand perimeter fencing; rotational paddocks with electric fence and plenty of natural shelter
- ◆ 2 Wells; Water Clinic treatment system; 5 Dugouts; 2 Water Bowls; Water Tire
- ◆ 4 Flat Bottom Bins (on concrete); 2 Hopper Bottom Bins (1,650 bu. each)
- ◆ 22'x64' Shop (front ½ with concrete floor, insulated, natural gas furnace, 220 power, metal clad); 24'x42' Machine Shed (220 power, 10'x12' overhead door, metal roof); 24'x36' Horse Barn; 20'x40' Calving Shed (open front)
- ◆ 1664 sq ft 2 Storey Home - 4 bedrooms, 2 bathrooms, full concrete basement, natural gas heat, 36'x40' attached garage, vinyl siding, asphalt shingles in 2020
- ◆ 2 miles South of Hubbard, SK (Highway #15); K-12 School in Ituna (9-miles)
- ◆ *Optional - 75 Limo/Angus Cattle, Farm Equipment & Machinery, Squeeze Chute, Alley and Crowding Tub*

\$989,000.00



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