



SPRINGSIDE **1436 ACRES**

- ◆ 1436.15 acres - 1218 SAMA cultivated acres; 7 fenced quarters (mostly 1 & 2 strand electric with some barbed); Total 2021 SAMA Assessment of Land 1,691,700 (188,470 / 160 acres)
- ◆ 40' Well (newer submersible pump); 3 Dugouts; Creek + Other Water Sources for Cattle; 3 Watering Bowls; 1 Culvert Solar on demand; Iron Filter, Water Softener, Chlorinator, R/O System
- ◆ 36,710 bu. Steel Grain Storage (some hopper bottom)
- ◆ 60'x64' Shed (straight wall, pole construction, 220 power, overhead door); Coverall Building (used as machine storage); 22'x24' Calving Barn (metal roof, power); (2) Cattle Shelters (open fronts, 24'x32' & 24'x62')
- ◆ Optional - maternity pen, chute, squeeze, metal panels, corrals, crowding tub
- ◆ 1677 sq ft Bungalow - 3 bedrooms + 1 down, 3 bathrooms (full, ¾, ½), flooring upgrades & paint, sliding doors to deck off living room, partially developed basement, single attached garage (newer door), X-90 siding
- ◆ Located between Springside & Willowbrook on Highway #47

\$2,998,000.00



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