



WROXTON 1120 ACRES

- ♦ 1120.77 acres - gentle roll topography, 706 SAMA arable acres, 90 acres pasture; fencing around most of land; Ducks Unlimited Conservation Easement on Land
- ♦ 24' Well (large diameter); 2 Watering Bowls
- ♦ 60'x100' Shed Package (unbuilt); 30'x70' Cattle Shed Package (unbuilt); 36x64' Cattle Barn (2001, Morand maternity pen, squeeze, and chute w/palpitation cage, S-curve alley way w/crowding tub); 30'x112' Cattle Shelter (2002); 10'x20' Cattle Shelter; 24'x34' Hip Roof Barn (1948, metal roof, power, 16'x34' lean-to)
- ♦ 1365 sq ft 1½ Story (1947) - addition in 1988, 3 bedrooms, 2 bathrooms, updated kitchen cabinetry, 16'x24' deck, oil, wood, and electric heat, vinyl siding, 22'x24' double garage (220 power)
- ♦ 2nd Home - 1000 sq ft 1-Level Home on NW-18, 300 amp power, wood heat stove
- ♦ ***Great Ranching Opportunity between Wroxton and Calder; close to Pavement located and the city of Yorkton, SK!***

\$1,500,000.00



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