



YORKTON **156 ACRES**

- ◆ 156.94 acres - level to nearly level topography; 45 acres cultivated grass, 40 acres aspen pasture, balance trees and water
- ◆ SAMA land assessment of 62,800 and SCIC Soil Class of 'L'
- ◆ 40'x30" Well (fiberglass crib, test good with excellent supply)
- ◆ 32'x48' Shop (2x6 construction with straight wall, R-20 insulated walls, excellent concrete floor, 10'x12' overhead door, floor drain, utility room, electric water heater, washer/dryer hook-up, central vac, wash-room, boiler and electric heat, R/O filter, water softener
- ◆ Storage Shed; Greenhouse; planted trees around yard; concrete septic tank in good shape; house build-site prepared
- ◆ Less than 10 minutes West of Yorkton, SK just of Hwy. #52

\$325,000.00



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Phone: (306) 569-3380
Fax: (306) 569-3414
www.LaneRealtyCorp.com