



NIPAWIN
38.96 ACRES
SASKATOON BERRY FARM

- ◆ Room to roam on 38.96 acres just minutes from Nipawin on Mabel Hill Road. 25 acres Saskatoon Berries with 8' high perimeter Paige Wire fence); Garden Area
- ◆ 2 Sandpoint Wells - 1 for house, 1 for outside watering
- ◆ 32'x56' Quonset; 26'x49' Wood Storage Crib; Berry Storage Shed (7 fridges & freezers); Chemical Shed; Chicken Coop and Chicken Run
- ◆ 1730 sq ft Bungalow (448 sq ft addition in 2017) - 3 bedrooms +2 down, 2½ bathrooms, wood laminate and lino on main floor, main floor laundry, deck, 1282 sq ft partially developed basement, natural gas heat, recent shingles, detached double garage (heated, double insulated); Large Paved Parking Lot
- ◆ *Includes - Saskatoon Berry Business, Berry Harvester, Trimmer*
- ◆ *Firewood Cutting Business also available; Contact Us for Details!*

\$788,700.00



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