



WYNYARD 314 ACRES

- ◆ 314.79 acre acreage located East of Wynyard on Highway #16
- ◆ Gently rolling topography with 204 SAMA cultivated acres (gravel pit on home quarter); Land assessed at 491,800; SCIC Soil Classification of 'H' and 'G'; Taxes \$1,940/yr.; perimeter fencing
- ◆ 182' Artesian Well; Dugout
- ◆ 40'x70' Shop (insulated, 3-phase power, natural gas, overhead heat, hot water w/own septic, metal clad inside/out, 10'x10' overhead door, walk in doors); 40'x60' Barn (arch rib construction, metal roof, needs siding, hydrant, 2 watering bowls); 40'x60' Quonset (power); 2 Cattle Shelters (open front)
- ◆ 2,000 sq ft Bungalow - 3 bedrooms, fireplace, gas/electric heat, stucco exterior; Includes - fridge, stove

\$645,000.00



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