



KIPLING 691 ACRES

- ◆ 691.61 acres - gentle roll topography; 343 SAMA cultivated acres (100 grain, 243 tame hay/grass), balance pasture; all fenced (3 & 4 strand)
- ◆ 100' Well (house); Large Dugout (barn & yard); Water Softener; Iron Filter
- ◆ (2) 3,700 bu. Steel Grain Bins (wood floors)
- ◆ 24'x24' Barn (metal clad, yard light); 24'x100' Cattle Shelter (open front, metal roof/sides, 3 water bowls); Garden Supply Shed
- ◆ 1838 sq ft Bungalow (1985) - 3 bedrooms + 1 down, 2¾ bathrooms, engineered wood and laminate flooring, upgraded soft-close kitchen cabinetry, updated windows, central A/C, fireplace, sunroom, 520 sq ft front deck, 6'x41' covered veranda, 26'x28' attached garage (insulated), newer shingles, newer stucco over insulation
- ◆ Located SW of Kipling, SK (K-12 School)
- ◆ *Includes fridge, stove, range, microwave, dishwasher, washer, dryer*
- ◆ *Well-maintained yard with mature trees and organic garden area!*

\$1,375,000.00



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Saskatchewan's Farm & Ranch Specialists™

Phone: (306) 569-3380

Fax: (306) 569-3414

www.LaneRealtyCorp.com