

# \$855,000 - Ne 24-44-24w3 & Nw 24-44-24w3, Rural

MLS® #A2150676

## \$855,000

3 Bedroom, 2.00 Bathroom,  
Agri-Business on 320.63 Acres

NONE, Rural, Saskatchewan

320 acre farm site parcel near Baldwinton, Saskatchewan with house, shops and out buildings. SAMA report on NE  $\frac{1}{4}$  says total of 160 acres with 142 acres cultivated and a soil rating of 62-72 . Currently used as hay land. This  $\frac{1}{4}$  has the Yard site which includes the 1424 sq.ft. home built in 1975 with an attached 20x26 garage, a 44x26 shop/garage(low roof), a 55x38 arch rib metal clad shop, a 90x44 arch rib storage building, a 48x28 stock barn plus additional outbuildings. SAMA report on NW  $\frac{1}{4}$  says total of a 160 acres with 124 acres of slough. Soil rating on the remainder is 52-69. Rural address 44356 RGE RD 3240. Directions: From Cut Knife: go 23 kms west on HWY 40 to RR 3235, go south to 444(1/2 mile) then west 1.0 mile, then south 1/4 mile. From Neilburg: go 22 kms east on HWY 40 to RR 3235, go south to 444(1/2 mile), then west 1.0 miles and south 1/4 mile.

## Essential Information

MLS® #	A2150676
Price	\$855,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	320.63
Type	Agri-Business
Sub-Type	Agriculture



Style	Bungalow
Status	Active

### Community Information

Address	Ne 24-44-24w3 & Nw 24-44-24w3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2C0

### Amenities

Parking	Single Garage Attached
# of Garages	1

### Interior

Heating	Forced Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 17th, 2024
Days on Market	275
Zoning	Agricultural Land

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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