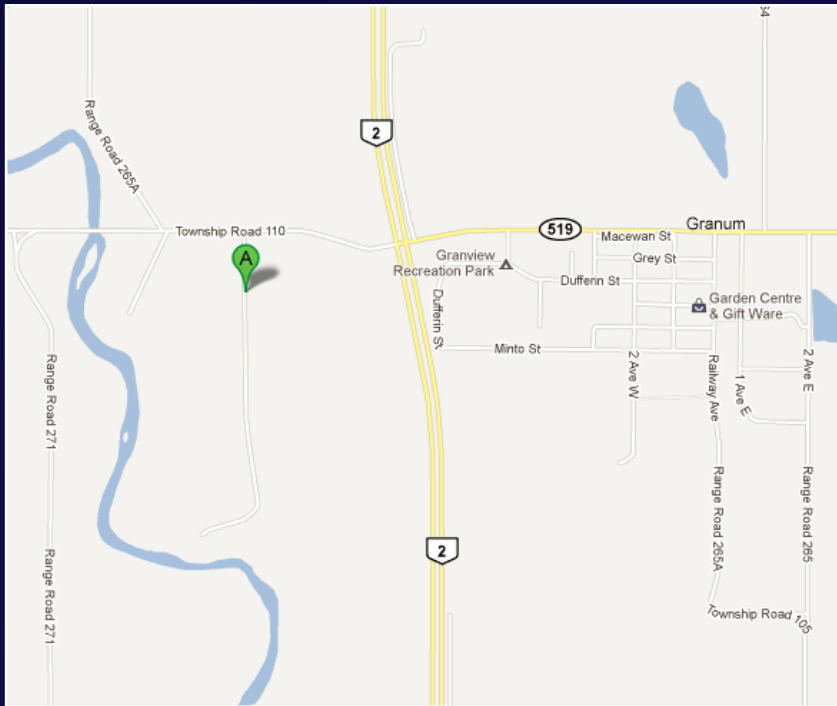


FOR SALE > \$789,000

254 acres of land with 190 acres of water rights

Highway #2 Frontage



PROPERTY INFORMATION:

- Land Size:** 254 acres (m/l)
190 acres of water rights
- Shop:** 28' x 60' - insulated, overhead heater, overhead door (28' x 36') attached garage
- Garage:** 28' x 24' - attached to shop. insulated, floor drains, electric door opener.
- Quonset:** 40' x 84' - dirt floor
- Barn:** 28' x 40' wired with lights, 1/2 concrete floor and 1/2 dirt floor.

- Bins:** 2 - 5,400 bushels
3 - 3,000 bushels under floor auger and sweeps
- Wheatland Grain Bins:** 2 - 1,500 bushels each, hopper bottoms.
- Corrals:** will handle 100 head.
- Well house & pump** approx. 150' deep. 2' bored well with steel casing.
- Misc.**
 - 3 phase power runs across property.
 - Automatic waterers in corral.
 - All buildings new in 1980.

COMMENTS:

Former bird farm.
Fully fenced, paved road access
Co-listed with Rod Jensen of Royal Lepage South Country - Taber.

Contact:

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