

\$299,900

Wiseton 50-acre Acreage





Bobby Montreuil
Bobby.Montreuil@HammondRealty.ca
(306) 831-9371
HammondRealty.ca

Property Information:

This 50-acre acreage is made up of ~10 acre yard and ~40 acres of adjacent pasture. Yard includes a house (approx 1980 build) w/ a basement, upgrades and additions. Outbuildings include a 3-car detached garage, Quonset, pole barn, calving barn, and heated shop. Heated shop is 30' x 56' x 19' w/ concrete floor, mezzanine, and 16' x 16' overhead door, as well as a 20' x 56' addition on the side of the shop. Quonset is 40' x 60'. Pole barn is 30' x 85'. There is natural gas to the yard, which supplies the house and shop. The house water is supplied by the RM's water line (town water). There is a well supplying water to the animals in the yard. Additionally, there is a dugout. Tankers have been removed. Hopper bins and sea cans not included, but negotiable. Property currently undergoing a subdivision from the adjacent 110 acres grain farmland. Adjacent 110 acres grain farmland (SK019397) also available for sale. Taxes, assessment, and exact acres are to be determined after subdivision

Wiseton 50-acre Acreage



Residential **Prop Type:** SubType: Acreage

Tot Lnd Acr: 50

WaterBody:

Mobile Double Wide Style: Postal Code: S0L 3M0 Bldg Type: House Possession: TBD

Year Built: 1980

Beds: 5 **Baths:** 3 SqFt: 1,616 Levels AG: 1.0 Zoning: **TBD**

NE 22-27-13 W3 (Approximately 50 acres); ISC Parcel No. tbd Legal: Latitude -107.739804 51.328062 Longitude

Location:

Monet Rm No. 257

Ownership: Freehold Tax Amt/Yr:

Service To Property: Yes

Service to Prop Comments: Gas, power, public water line

Public Remarks: This 50-acre acreage is made up of ~10 acre yard and ~40 acres of adjacent pasture. Yard includes a house (approx 1980 build) w/ a basement, upgrades and additions. Outbuildings include a 3-car detached garage, Quonset, pole barn, calving barn, and heated shop. Heated shop is 30' x 56' x 19' w/ concrete floor, mezzanine, and 16' x 16' overhead door, as well as a 20' x 56' addition on the side of the shop. Quonset is 40' x 60'. Pole barn is 30' x 85'. There is natural gas to the yard, which supplies the house and shop. The house water is supplied by the RM's water line (town water). There is a well supplying water to the animals in the yard. Additionally, there is a dugout. Tankers have been removed. Hopper bins and sea cans not included, but negotiable. Property currently undergoing a subdivision from the adjacent 110 acres grain farmland. Adjacent 110 acres grain farmland (SK019397) also available for sale. Taxes,

Rooms Information

Beds: 5			Bathrooms: 3	# Kitchens: 1					
<u>#</u>	<u>Level</u>	Room	<u>Size</u>	<u>Floor</u>	<u>#</u>	<u>Level</u>	<u>Room</u>	<u>Size</u>	<u>Floor</u>
1	Μ	Kitchen	TBD x TBD		2	Μ	Dining Room	TBD x TBD	
3	M	Living Room	TBD x TBD		4	М	Bedroom	TBD x TBD	
5	М	Bedroom	TBD x TBD		6	М	Bedroom	TBD x TBD	
7	M	3-pc bath	TBD x TBD		8	М	2-pc en suite	TBD x TBD	
9	В	Living Room	TBD x TBD		10	В	4-pc bath	TBD x TBD	
11	В	Bedroom	TBD x TBD		12	В	Bedroom	TBD x TBD	
				Property	/ Info	rmatio	n		

Exist Prop: PCDS: No GST: PST: Nο

Wood Frame Construction: Roof: Asphalt Shingles

Exterior: Siding

Basement: Full Basement, Fully Finished

Bsmnt Walls: Preserved Wood **Equip Incl:** Fridge, Stove, Washer, Dryer, Microwave, Window Treatment

Outdoor: Deck, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Included/Gas Water Htr: Lot Width:

Gar/Prk: 3 Car Detached Garage Size: 36.0 x 26.0

Driveway: Gravel Drive Monitoring DiscoNone

Wtr Softner:

Sep Entry:

Bsmt Ste #:

Furnace Owned Furnace: Tot Lot Area: 50.00 Acres

Power:

Phone:

Yard Light:

Environ Audit:

Financial Oblig?:

Dist to High Schl:

Svcs To Property: Yes

No

Yes

Insulated Garage: Heated Garage: Yes Park Sp: 10

Acreage Information

Prop Offered: Mineral Rgts: Land Lsd: Nο Taxes Paid To: RM of Monet No. 257 Trms of Lse: Sloughs:

Bush: Fences: Some

Propane Tank:

Nearest Town: Wiseton Wtr Supply: Public Water Line, Well

Liquid Surface Dis, Septic Tank Sewer: Srv To Prp Rem: Gas, power, public water line

RM **Parcel** Dir Sec TWP RGE Meridian # Acres Monet RM No. 257 thd NE 22 27 13 3 50.00

Dist to Town:

Sump Pump:

Depth:



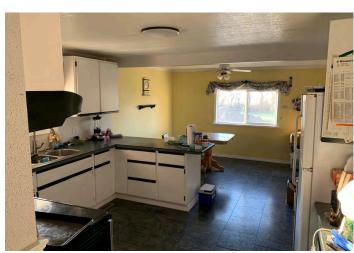






















































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& ROGER BRISLEY	GREGORY GREGORY & GLADYS & GLADYS NISBET NISBET	MACDONALD 71200	GREGORY & GLADYS VENTURES LTD.	& DENISE THOMAS STRACH & PAMELA DYCK	VAN RAAY LAND INC.	LAND INC.	DONALD & SHEEWA BEATON	SHEENA BEATON
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