

# \$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 ¼ says total of 160 acres with 142 acres cultivated and a soil rating of 62-72 . Currently used as hay land. This ¼ 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 ¼ 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	285
Zoning	Agricultural Land

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.