



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

51439 Range Road 3274  
Lloydminster, Saskatchewan

MLS # A2318111



**\$1,290,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Agriculture, Farm , Mixed
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Cattle Operation
<b>Size:</b>	2,396 sq.ft.
<b>Zoning:</b>	AGC

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	136.11 Acres
<b>Lot Feat:</b>	-

A unique opportunity presents at 'The Ranch'! Located within minutes of the City of Lloydminster just off the pavement you will find 136.11 rolling acres, fully fenced and set up for a cattle operation. There are two heated, electrified shops measuring 40x50 and 40x60 and the outdoor riding arena is 150x300. Water is readily available in both shops and the yard site with 2 good producing water wells (one bored and one drilled). You will recognize the value here from the gated drive access to the statuesque, custom built, two storey home, boasting over 3,700 square feet of living space including the walk out basement. Lovely prairie views, charming natural timber, wrap around deck, concrete driveway and massive heated four car garage measuring 24x51.50 - there is definitely room for all your toys here! Make your dreams of farm ownership a reality with this unique property and opportunity. Only pre-approved buyers, plenty of advance notice is required for viewings, do not access this land without a confirmed appointment.