



GRASSROOTS
REALTY GROUP

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46479 Range Road 3214
Rural, Saskatchewan

MLS # A2331469



\$759,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
Lot Size:	159.56 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many		

Heating: Floor Furnace, Forced Air, Propane

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: None

Features: Breakfast Bar, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 28-46-21-W3

Zoning: AGR

Utilities: -

Inclusions: N/A

Welcome Home! Here you find a peaceful QUARTER SECTION at the end of a quiet range road in the RM of Paynton & currently seeking new owners! BONUS & the taxes here are only \$500 annually! Move right on in, to the nicely maintained 1520 square foot, 2008, 4 bedroom, 2 bathroom SRI mobile home & vaulted cathedral ceiling, functional kitchen with raised eating bar, a moveable island, corner pantry and included appliance package. The living and dining area overlook a massive front deck and views of the fields & star light nights, sunrises, sunsets and sweet silence! The primary suite has an ensuite bath with corner Jacuzzi tub and sizely walk-in closet. Additional storage options include a large walk-in storage closet and the pass-through utility room which houses the included laundry machines. There is also a stand-up freezer included. Moving outside, the approx. 3 acre yard site is landscaped with perennials and fruit trees (apple, apricot, choke cherry, pin cherry and Saskatoon bushes to name a few) and there is a supersized garden. Enjoy the gazebo and greenhouse in the yard site. There is approximately 144 acres of cultivated farm land mainly of Meota - Sandy Loam - Hamlin quality with gentle slopes and none to few rocks reported. There are paddocks in place for horses, chickens, goats or cattle & whatever you are looking to raise, it is possible here. The paddocks have handy water spigots available right on site, saving time and energy of hauling water for your animals. Multiple wells and a substantial dugout. There are several metal roofed outbuildings, two grain bins and a lovely 16 x 32 barn and tack room with electricity and an older 20 x 24 garage. Store your toys or farming equipment in the partially insulated 40 x 40 metal shop which has two wood stoves and a yard light. Half is wood floor, the other

half is a heavy duty concrete slab tractor shed with a mezzanine. Bussing available to Maidstone schools for any children and easy access to services. Paynton also has a store and post office available. Opportunity presents here to get rural & buy land, they are not making it anymore!