



GRASSROOTS
REALTY GROUP

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SE 08-50-27 W3 Ext 5 RM of Britannia No 502
Rural, Saskatchewan

MLS # A2338147



\$680,000

Division: NONE

Lot Size: 126.41 Acres

Lot Feat: -

By Town: Lloydminster

LLD: 8-50-27-W3

Zoning: Agricultural

Water: -

Sewer: -

Utilities: -

Located approximately 9 kilometres from Lloydminster, this 126.41-acre property offers an excellent combination of productive hay land, pasture, natural features, and versatile recreational potential. Approximately 82 acres are good-quality hay land, which has been leased year-to-year by a neighbouring farmer for numerous years, providing an established agricultural use and potential income opportunity for the new owner. Approximately 6 acres of the property were formerly used as a sandpit and have since served a variety of purposes, most recently as a paintball club. This area offers considerable potential for continued recreational use or other future development, subject to applicable approvals. The balance of the property is comprised of pasture land, providing additional agricultural and recreational possibilities. A natural creek runs through the property and, although the City of Lloydminster holds the water rights, the new owner will enjoy the benefit of the creek's natural setting and the abundance of waterfowl and wildlife it attracts. Property access is currently provided through the Seller's adjoining 10-acre acreage. With the permission and cooperation of the RM, the Seller will provide a road allowance to the property in a location that is most convenient for the Buyer, offering flexibility for future access and use. With its productive hay land, pasture, natural creek, wildlife habitat, and unique former sandpit/recreational area, this property presents an excellent opportunity for an agricultural, recreational, or investment-minded buyer looking for acreage close to Lloydminster