



GRASSROOTS
REALTY GROUP

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SW 06-50-27 W3
Rural, Saskatchewan

MLS # A2339392



\$1,190,000

Division: NONE

Lot Size: 138.12 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Agricultural

Water: -

Sewer: -

Utilities: -

138.12 acres of agricultural land located just outside the Lloydminster city limits in the RM of Britannia, with existing agricultural and residential rental income already in place. For buyers looking for a substantial land holding close to the city, this property offers an interesting combination of location, cultivated acres and established uses. The majority of the parcel is agricultural land and is currently rented out for \$10,000 per year. SAMA identifies approximately 137 acres as agricultural arable land with cultivated land use. A 1974 mobile home is also situated on the property and is separately rented for \$1,200 per month. The home is serviced by a well, septic pump-out and propane heat. The residential tenancy remains in place with possession arrangements to depend on the terms negotiated with a purchaser. SAMA records the manufactured home at 672 sq. ft., along with a 160 sq. ft. addition and other older improvements. A registered pipeline right-of-way crosses the property. The current owner has received occasional access payments when access to the pipeline has been required; the timing and frequency of those payments are not guaranteed. There are two access points along the south side of the parcel, providing practical access to the property. Several older outbuildings are also situated on the land. With 138.12 titled acres, agricultural zoning, existing farm and residential rental income and a location immediately outside Lloydminster, this is a sizeable land holding in a location that is difficult to duplicate.