Tyler Badinski | 306.920.8787 / Justin Bortis | 306.221.9171

Lefebvre Land
MLS# SK046498
Listed at $949,000

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3 quarters for sale near St. Brieux. All quarters are seeded grass with good electric fence, bush, and water, some acres are seeded to alfalfa. Soil class is J with assessment of 428,000. Sama cult acres of 188 and 137 pasture. Yard has a 60's 1,065 sq ft home with some upgrades done, 3 bedrooms and 1 bathroom. Water is hauled with an approx 4,000 gallon cistern, there is a well on the property but needs to be trenched to the house. Large 28x29 double attached garage direct access. House has AC and Natural gas furnace. Very nice 2012 42x42 heated shop with 200 amp power and concrete floor. Seller willing to sell John Deere E140 mower with bagger and water hauling tank. 2-2,000 bushel bins on hoppers can be purchased as well. This is a great opportunity to own 3 quarters touching for some livestock and still be close to town. Land is rented out for this season. NE of 31 must have possession date of Jan 2028, buyer can still use the quarter for 2027 with an agreement in place.

Price Breakdown:
Land: $675,000.00
Yard: $274,000.00
Total: $949,000.00

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Click on the link below to view the property

https://www.realtor.ca/l/bZlgT/ka

https://www.google.com/maps/d/edit?mid=1BmVMVXUlCdcU9tbjr4gc0AQOFz7-CEU&usp=sharing



REALTY

Description of Farmland Property

ISC Information		Legal Land Description							ISC	Sama Information			SCIC		
Owner (s) on Title	**Surface Parcel No.**	**RM**	**Qtr.**	**Sec.**	**Twp.**	**Rng.**	**Mer.**	**Ext.**	**Title Acres**	**Pasture Acres**	**Cult. Acres**	**2025 Assesseded Value**	**Soil. Class**	**Property Taxes**	**Value**
Lefebvre, Allan Joseph Lefebvre, Wanda Michelle	133325951	399	SE	31	42	20	2	0	160.47	81	57	181,500	J	$1,321.17	$250,000.00
Lefebvre, Allan Joseph Lefebvre, Wanda Michelle	145887610	399	Blk/Par E-Plan 101559977 Ext.3						106.91	23	22	51,300	J	$289.00	$150,000.00
Lefebvre, Allan Joseph Lefebvre, Wanda Michelle	154368883	399	NE	31	42	20	2	1	145.47	33	109	195,200	J	$961.47	$275,000.00
								TOTALS:	**412.85**	**102**	**166**	**428,000**		**$2,571.64**	**$675,000.00**

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