

# \$1,400,000 - Sw 7-47-25-3, Rural

MLS® #A2198663

**\$1,400,000**

0 Bedroom, 0.00 Bathroom, 2,596 sqft

Agri-Business on 158.11 Acres

NONE, Rural, Saskatchewan

This stunning 158-acre property is located approximately ten miles south of the Town of Lashburn in the RM of Manitou Lake but within the Lashburn School attendance area. The hilltop location offers breathtaking views of the Battle River valley with a beautifully finished 2,596 sq. ft. 2006 bungalow, walkout basement and an attached 1,680 sq. ft. three-bay garage. The home has three bedrooms, three bathrooms, a spacious island kitchen, vaulted ceilings, and main-floor laundry on the main level plus two additional bedrooms, two bathrooms, a family room, and a versatile flex space below. Additional features include a full range of appliances, expansive decks and patio, hot tub, barn, corral, and livestock waterers. Water supply is from a well and dugout supported by a full treatment system. Land has a Soil Final Rating of 69, primarily Waseca loam, with the SAMA profile indicating 85 cultivated acres, with the balance yardsite and pasture. An additional 463 acres boasting two miles of riverfront are also available for lease or purchase from same vendor with purchase of home quarter. Access is from Township Road 471, west of paved Secondary Highway #675, south of Highway #16. For a comprehensive information package and further details, please contact the listing office.

Built in 2006

## Essential Information



MLS® #	A2198663
Price	\$1,400,000
Bathrooms	0.00
Square Footage	2,596
Acres	158.11
Year Built	2006
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	Sw 7-47-25-3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Water Connected
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	54
Zoning	AG

### **Listing Details**

Listing Office

RE/MAX OF LLOYDMINSTER

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