



Tyler Badinski | 306.920.8787 / Justin Bortis | 306.221.9171

Lefebvre Home Half

MLS# SK046498

Listed at \$674,000

Home half for sale near St. Brieux. Both quarters are seeded grass with good electric fence, bush, and water, some acres are seeded to alfalfa. Soil class is J with assessment of 232,800. Sama cult acres of 79 and 104 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 A/C 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 a half section for some livestock and still be close to town. Land is rented out for this season.

Price Breakdown:

Land: \$400,000.00

Yard: \$274,000.00

Total: \$674,000.00



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Click on the link below to view the property

<https://www.realtor.ca/real-estate/30192045/lefebvre-home-half-lake-lenore-rm-no-399>

<https://www.google.com/maps/d/edit?mid=1BmVMVXUICdcU9tbjr4gc0AQOFz7-CEU&usp=sharing>





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 Assessed 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
TOTALS:									267.38	47	79	232,800		\$1,610.17	\$400,000.00