



Sutton-Harrison Realty

\$90,000

Quarter Section NE 27-21-14w in the RM of McCreary, McCreary, R0J 1B0



• Type: **Lots and Land** • Style: **Lot / Land**



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Sutton-Harrison Realty
Kelwood, R0J0Y0

Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot size: **157 acres**

Has Suite: **No**

Taxes: **\$268 (2023)**

Development Level: **LandOnly**

Description

FOR SALE - Quarter Section NE 27-21-14w. 157 Acres in the RM of McCreary in a Natural State.

Used for making native grass hay, would make a good hunting quarter or a nature-lover's getaway.

Surrounded by 2 small lakes and featuring a good stand of timber. Have made up to 200 round bales here.

Land Estimated Breakdown: 87 acres slough & hay, 70 acres bush & pasture.

MASC crop insurance rated "I". Ag Capability ratings 4, 5, & 6.

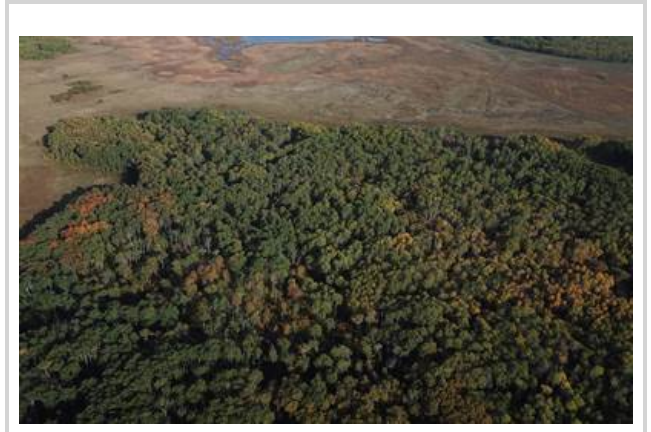
For more info, or to arrange a showing please contact your REALTOR® of choice. MLS 202326505

ASKING PRICE - \$90,000

DIRECTIONS:

From McCreary – head 7 kms east on Hwy 50 to “Road 83W” (Turtle drain); then 8 kms North to “Road 125N”, then 4 kms East to the property.

GPS: 50.843238, -99.329979



LAND DESCRIPTION:

NE 27-21-14w - 157 ACRES - roll 62700 – title 2997184

Land Estimated Breakdown

SLOUGH AND HAY 87 acres

BUSH AND PASTURE 70 acres

MASC crop insurance rated - I

Agricultural Capability Classes shown as 6, 4, and 5

Clarkleigh Series (CKG)(Class 6W and 5W)

Isafold Series (ISF)(Class 4DP)

Lundar Series (LUR)(Class 4DP)

Crane Series (CRN)(Class O5WD)

Surface texture: fine loamy, etc.

OTHER NOTES ON THE LAND:

Have made up to 200 round bales of grass hay here.

Access to the land is from the west along "Road 125N", the last mile is limited to machinery road-type access

Property tax - \$267.67 (2023)

Additional Photos



Additional Photos



Additional Photos



Additional Photos

