



Sutton-Harrison Realty

\$135,000

Bison-Fenced Quarter; NE 15-29-16w NW of Rorketon, Rorketon, R0L 1 R0



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



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Sutton-Harrison Realty
Kelwood, R0J 0Y0

Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot type: **Rectangular**

Lot size: **161 acres**

Has Suite: **No**

Taxes: **\$570 (2022)**

Development Level: **LandOnly**

Description

FOR SALE – Bison-Fenced pasture quarter, NE 15-29-16w - 161 acres located North of Rorketon and west of Toutes Aides in the RM of Lakeshore. Fence is solid and strong, bison were grazed here for over 20 years. Ran 22 cow/calf pairs. Has one big dugout that has never gone dry, plus a second dugout that fills from snow melt and generally dries out mid-summer. Fenced 5 ½' Sherlock square, 8' posts placed 20' apart, 10' posts in corners, etc. Heavy duty corrals, 3/4 " plywood lined push-alley. For info, or to view property call your Realtor of choice. MLS # 202331913 Asking Price - \$135,000-----DIRECTIONS:From Jct of Hwy 275 & PR481 near Toutes Aides – head 4 miles west on 481 to Road 92W near church yard turn right and go 1 mile north to entrance on NE corner of the quarter.From Jct of 490 & 481 – head 1 mile east to Road 92W, then 1 mile north to entrance on NE corner.GPS: -99.6246 51.4920-----NE 15-29-16w - 161 ACRES – roll 122100 – title 3233545Lundar and Clarkleigh series soilsAg Capability rated 4 & 5 MASC Crop insurance rated "H"LAND DETAILS FROM ASSESSMENT DATABASE:SLOUGH - HAY - 58.50 acres NATIVE HAY & PASTURE - 37.50 acres BUSH & PASTURE - 32 acres BUSH & SCRUB - 22 acres SLOUGH – BUSH - 11 acres FENCING – perimeter fenced 5 ½' Sherlock square, 8' posts placed 20' apart, 10' posts in corners, etc. CORRALS – heavy duty corrals, 3/4 " plywood lined push-alley. WATER – Has one big dugout that has never gone dry, plus a second dugout that fills from snow melt and generally dries out mid-summer. PROPERTY TAXES – \$570 (approx.)



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Information is deemed to be correct but not guaranteed.