

**NE 23-49-27-W3rd 524 Kempton RD
Rural, Saskatchewan**

MLS # A2107621



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,200 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	32.71 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, No		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	AGR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wood Windows		

Inclusions: none

32 acres 5 mins from Lloydminster paved to the driveway with a mature yard. This beautiful acreage has a 1,200 sq ft house with 3 bedrooms up and 1 down bright open kitchen and large living room. The house is heated with propane has A/C and a cistern, and there is a well on the property that feeds to the livestock water bowls, water could hooked up to the house. Outside is tinned hip roof barn with 9 stalls, tack room, and a loft. fenced and cross fenced for livestock, with plenty of pasture. 28x45 pole shed with dirt floor 35x80 quonset with concrete floor and a 30x40 detached garage with concrete floor, there are some grain bins, other sheds and shelters. Great little farm.