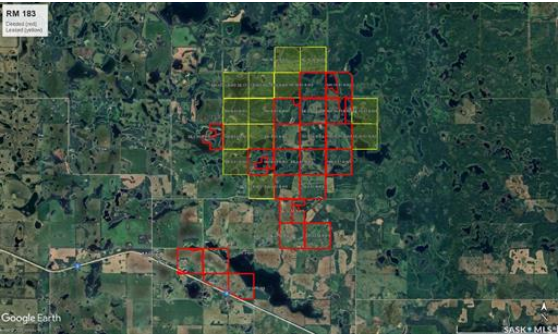


Mildred 3,704 Deeded ac. Grain and Pastureland



Prop Type:	Farm	Location:	Spiritwood Rm No. 496
SubType:	Grain	Nearest Town:	Mildred
Waterbody:		Postal Code:	S0J 2M0
Style:	Bi-Level	Possession:	TBD
Bldg Type:	House		
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	3,703.60 / Acres	Longitude:	-107.325442
Latitude:	53.349033		
Ownership:		Tax Amt/Yr:	

Public Remarks: Exceptional Mixed Farm & Ranch Package – Highly Productive & Well Improved Rare opportunity to acquire a large, contiguous mixed farm and ranch offering an excellent balance of cultivated land, productive pasture, abundant water, and extensive infrastructure. The deeded land totals approximately 3,704 acres (27 parcels) with 561 cultivated acres and a strong soil rating (49.7 weighted average), complemented by 2,072 leased acres (13 parcels) primarily in native pasture. The property features 31+ miles of fencing, 10 well-designed paddocks for rotational grazing, numerous dugouts, lakes, and sloughs, and miles of internal trails with RM road access. Approximately 422 acres of tame grass plus extensive native pasture provide outstanding forage. Proven crop performance includes canola up to 60 bu/ac, wheat up to 100 bu/ac, and oats exceeding 150 bu/ac. Grazing capacity supports approximately 500 cow-calf pairs or 1,000+ yearlings in most years. Improvements include a 40' x 80' heated shop, a 60' x 150' cold storage building (2024) suitable for large equipment or potential calving barn, and a drive-over scale capable of weighing cattle and grain. Optional grain and fertilizer storage may be available (relocation required). Additional highlights include scenic rolling terrain, strong water supply, gravel potential, and possible future oil and gas development. A highly efficient, turnkey agricultural operation with long-term value.

Directions: 1/4 mile north of Mildred, SK then 3 miles east.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Spiritwood RM No. 496	See Attachment							G	\$3,511,700	\$12,8661,264.00	459.00	1,980.00		3,703.60	

Property Information

Existing Real Property Report:	No	PCDS:	No	GST:		PST:	
Env Audit:	No	Marketing Quota:	No	Irrigated:			
Livestk/Crop:	No	Livestock Desc:		Sloughs:	Some		
Bush:	Some			Wrkshp Ht:			
Stones:	Some			Drink Water:	Yes	Power:	Yes
Det Package:		Yard Light:		High School:	16.5	Schl Bus:	Yes
Phone:	Yes	Town:	16	Wtr Treat:	Included	Elem Schl:	16.5
Distance To:							
Topography:	Flat, Gently Rolling, Medium Rolling, Hilly						
Fences:	Barbed Wire, Some						
Propane Tank:							
Water Supply:	Dugout, Lake River, Well						
Sewage Disp:	Liquid Surface Dis, Septic Tank, Sewer						
Easements/Restrictions							
Monitoring							
Disclosure:	None						

House Information

AG SqFt:	1,144	Levels AG:	1.0	Year Built:	1981	Age Unknown:	
# Rooms:		# Bedrooms:	4	# Bathrooms:	3	Other Buildings:	
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Siding						
Basement:	Full Basement, Partially Finished						
Base Walls:	Preserved Wood						
Heating:	Forced Air, Hot Water, In Floor, Natural Gas						
Water Heater:	Included			Wtr Heat Type:	Gas		
Furnace:	Furnace Owned						
Fireplace:	1/Electric						
Garage Size:						Heated Garage:	Yes
Garage Desc:	1 Car Attached						
# Gar Remotes:	1						
Gar Door WIFI:	No						