

Taylor Ranch for Sale



The Land

- One Block - 100% grazing; 0% farming
- RM of Reno # 51, SW Saskatchewan
- 53 quarters: 14 deeded + 39 leased of which 42 are native, 8 CWG and 3 ecovars
- Deeded land is preserved with Nature Conservancy of Canada
- Leased land is preserved as wildlife habitat (12 quarters) and heritage sites (27 quarters)
- 3000 Animal Unit Months
- Water Pipeline with nine troughs
- Springs, dugouts and sloughs

The Main House

- Custom built bungalow 2002
- 2100 sq feet on main floor
- 13 ft vaulted ceiling in Great Room
- Open kitchen with Elvira stove + new flooring
- Four bedrooms
- Study with library
- Spa-like bathroom: large shower; slipper tub; two sinks; laundry
- Billiards room with Brunswick table
- Two screened, covered porches
- Automatic sprinkler system
- Geothermal heat, water softener, RO water
- Potential rental income \$1800/month plus utilities



The Rental House

- Bungalow built in the '70s
- 1100 sq ft on main floor
- Living room opens to kitchen
- Four bedrooms
- Three bathrooms
- Laundry room
- New: furnace, A/C, hot water tank, well pump
- Rents out at \$1,000/month plus utilities

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The Buildings

- Shop 24 x 48' with overhead door at each end and SGI approved wood stove
- Quonset 40 x 50' concrete floor
- Barn 24 x 32'
- Assorted older small buildings - 5

The Facilities

- Corrals - 3 (not included are 40 locally-made panels, short alley and Lakeland loading ramp)
- Morand sorting tub with squeeze
- Morand maternity pen
- Winter feeding area with windbreaks
- Five mile water pipeline with nine troughs
- Stock waterers - four



The Price

\$4,026,900.00

**TAKE Possession before 28 Feb 2018
and SAVE \$585,000.00**

(\$3,441,900.00 firm until 28 Feb 2018)

The Extras

- Four saddles and tack
- JD compact utility tractor 2320 with Brush Hog and bucket
- Resource revenue \$9,550/yr
- Loading ramp
- Generator, pressure washer, air compressor, lawn mower, plus more
- Other assorted ranch supplies such as posts, nails, lumber, small tools etc

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