

\$2,100,000 - Cardinal Ranch, Rural

MLS® #A2190669

\$2,100,000

0 Bedroom, 0.00 Bathroom, 1,400 sqft

Agri-Business on 528.49 Acres

NONE, Rural, Saskatchewan

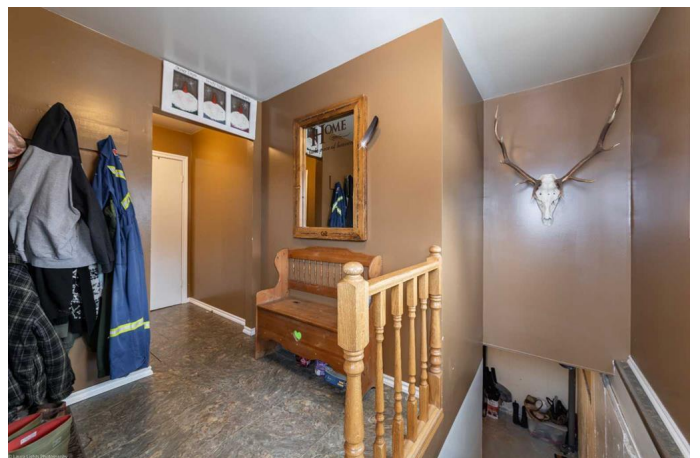
This well-maintained 528-acre ranch is nestled on the north side of the picturesque Battle River, offering an exceptional base package for farming or ranching. Combining functionality, productivity, and natural beauty, this property is located just 10 km southeast of Lashburn, SK, in the Rural Municipality of Wilton. Of the 528 total titled acres, the owner reports 265 in cultivation, with 150 currently cropped and the balance in hay.

Approximately 30 cow-calf pairs can be accommodated on the two miles of riverfront pasture. There is an older but recently updated 1,400 sq ft air-conditioned bungalow with three bedrooms and two bathrooms on the main floor plus a family room, one additional bedroom, and a bathroom in the basement.

The showstopper, however, is the spectacular view from the living room over the valley to the south. The mature treed yard offers privacy and shelter along with multiple outbuildings, including a 40' x 40' heated shop, two additional cold storage shops of 50' x 100' and 40' x 40' plus covered breezeway, calving barn with maternity pen, and corrals. Eight Westeel Rosco bins with a total capacity of 20,400 bushels are included. Surface lease revenue of \$6,500 per year.

Crop history – 2024 Wheat, 2023 Canola, 2022 Wheat. Exclude portable corral panels.

For more details and a comprehensive information package, please contact the listing office.



Built in 1960

Essential Information

MLS® #	A2190669
Price	\$2,100,000
Sold Price	\$2,000,000
Bathrooms	0.00
Square Footage	1,400
Acres	528.49
Year Built	1960
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	Cardinal Ranch
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 0A8

Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Date Sold	April 9th, 2025
Days on Market	65
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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