

# SW 23-25-27 W1 & NW 23-25-27 W1 MUNICIPALITY OF ROBLIN

<https://north-star.stagingtestzone.com>

\$ 650,000

Here is an opportunity to own 324 acres of land with an established yardsite, 10 miles East of Roblin. Yard has 1,080 SF south facing bungalow built in 2003. Main floor - eat-in kitchen, pantry, living room, 2 bedrooms, 4 pc. bath & main floor laundry. Entrance from garage into full finished wood basement, family room, 1 bedroom, cold room, storage room, 3 pc bath & utility room. 24' x 24' double attached garage. Basement entrance from garage. Vinyl siding & asphalt shingles. Electric FA furnace. Includes appliances. 1/2 section fenced & cross fenced. Perimeter fence new 2021. 30' x 30' Goodon barn, 2 sliding doors. 10' x 12' heated tack room. 8 steel pens, wood floors. 36' x 36' Goodon machine shed on concrete. Pipes for infloor heating. 3-Westeel hopper bins 2300 Bus. 2-1650 bus. bins. Underground wiring. 4 yardlights. Well 80' deep. 5 watering bowls. 1 water hydrant. 5 pens for animals with wind slats. Alleyway for sorting. 2022 Gross Taxes \$3,963.47

- 3 beds
- 2 baths
- Farm



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**BASIC FACTS**

<b>Property ID:</b> 10772	<b>MLS® Number:</b> 202225813
<b>Status:</b> Active	<b>Type:</b> Farm
<b>Size:</b> 1,040 SF	<b>Bedrooms:</b> 3
<b>Bedrooms Detail:</b> 2 bedrooms on the main floor. 1 bedroom in the basement.	<b>Bathrooms:</b> 2
<b>Bathrooms Detail:</b> Full bath on the main floor. 3 pc bath in the basement.	<b>Lot Size:</b> 324 Total Acres
<b>Lot size:</b> 324 acres	<b>Year built:</b> 2004
<b>Listing Tax Year:</b> 2022	<b>Property Taxes:</b> \$3,969.47
<b>Utility Costs:</b> Hydro averages \$498/month. Keep in mind that the pump house and tack room are heated. Plus there are 5 watering bowls.	<b>Area:</b> 324 acres
<b>Location:</b> Roblin, Municipality of Roblin	<b>Style:</b> Bungalow
<b>Basement Size:</b> Full partially finished basement.	<b>Garage:</b> 24' x 24' attached double car garage with an entrance from garage in to basement.
<b>Heating:</b> Electric forced air furnace	<b>Exterior:</b> Vinyl siding
<b>Roof:</b> Asphalt shingles	<b>Front Exposure:</b> South
<b>Sewer:</b> Sewage ejector	<b>Water:</b> 80' deep well
<b>School District:</b> Mountainview	<b>High School:</b> Roblin
<b>Middle School:</b> Roblin	<b>Elementary School:</b> Roblin
<b>Inclusions:</b> Fridge, stove, dishwasher, microwave, washer, dryer, window coverings.	<b>Legal Description:</b> SW 23-25-27 W1 & NW 23-25-27 W1
<b>Total Acres:</b> 324	