



GRASSROOTS
REALTY GROUP

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**325067 Township 462 Road
Neilburg, Saskatchewan**

MLS # A2263597



\$268,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	717 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	7.84 Acres		
Lot Feat:	Brush, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-46-25-W3
Exterior:	Concrete, Wood Frame	Zoning:	Ag/Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, freezer, stove and hood, dishwasher, washer, dryer, wardrobe, window coverings, all light fixtures, fences and gates, paint, flooring, lumber. There are other items that can be negotiated

Visit REALTOR® website for additional information. Looking for that great spot for your horses. This acreage is set-up with its own riding ring, lots of space for grazing and room to add other animals. The barn is insulated and heated with 2 stalls, a storage room for saddles and ropes as well as a 24'x24' heated shop at the other end of the barn. There is a 26'x40' pole shed for equipment storage. 1 single car garage used as storage and the 2nd garage was used as a sheep barn. The house has had renos completed as well as a porch addition done 2025. There are 2 bedrooms on the main with a 4pc bathroom. The upper level has a 2 pc bathroom, 1 bedroom as well as extra room for what your needs are. There is also spots for storage in the loft. The basement is completed but could use some updating. The shingles were replaced in 2020. Hot water heater is new 2025. The sand riding arena is 100'x172' which also has hardwired lights. This acreage could support up to 5 horses grazing all summer. There are 2 tractors that can be negotiated to stay. Neilburg school bus comes to driveway.