

HOME QUARTER

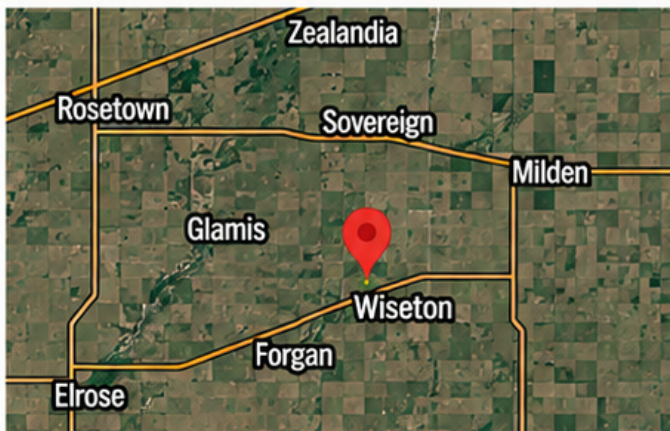
FIVE-BEDROOM HOME, TWO HEATED SHOPS & 144 ARABLE ACRES

A sheltered 12.59-acre yard with a large bungalow and two heated workshops, on a full quarter just north of Wiseton.

A yard set up for both family life and the work of a farm. Inside a mature shelterbelt sit a five-bedroom bungalow, two heated workshops, a Quonset and barn, and 29,200 bushels of grain storage.

The 2,416 sq. ft. main-floor bungalow has five bedrooms, 2.5 bathrooms and an attached heated double garage. Rural pipeline water serves the yard, and there's established garden space and a dugout.

The yard comes with the full 159.12-acre quarter, so the 144 arable acres are yours to farm or rent. Home, yard, bins and land sell together.



TOTAL ACRES

159.12

144 arable • 12.59-acre yard
D-class soil

HEATED SHOPS

2

26' x 32' & 24' x 40'
Plus cold storage

HOME

2,416 SQ. FT.

5 bedrooms • 2.5 bathrooms
Heated double garage

GRAIN STORAGE

29,200 BU.

8 bins included
2 hopper • 6 cement-bottom



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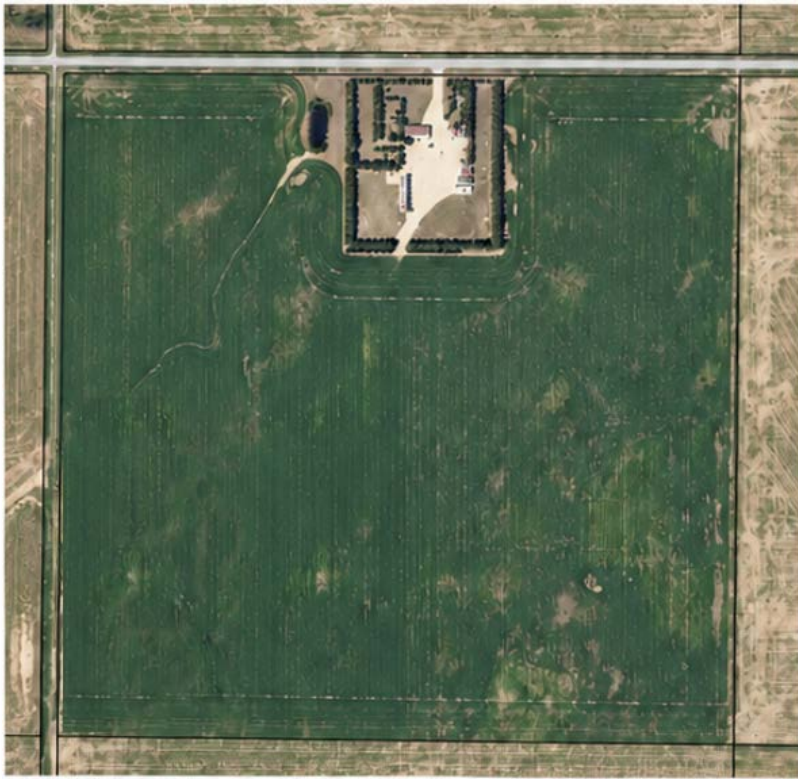
Your Prairie Professionals



**MURDOCH
FARM TEAM**
FARM & RANCH REAL ESTATE

MARTIN HOME QUARTER

PROPERTY DETAILS



NW 20-27-12-W3 • Boundary shown for reference.

LAND

NW 20-27-12-W3 • RM of Milden No. 286
159.12 total acres • 144 arable • D-class soil
Farmland assessment: \$394,900
Total assessment: \$796,000

LOCATION

2 miles northwest of Wiseton on a well-maintained
graded road, close to Highway 44.
Dinsmore 10 min • Elrose 20 min • Rosetown 30 min.



KITCHEN



LIVING ROOM

HOME & SERVICES

- 2,416 sq. ft. bungalow (1978) with partially finished basement
- 5 bedrooms, 2.5 bathrooms and natural gas fireplace
- High-efficiency furnace and central air
- 200 A service with natural gas backup generator
- Attached heated double garage (24' × 24')
- Elrose Pipeline water • septic • high-speed internet available

SHOPS, STORAGE & YARD

- 26' × 32' heated auto shop / barn with floor hoist
- 24' × 40' heated woodworking shop with in-floor heat
- Two concrete-floor cold-storage buildings, Quonset, coverall and sheds
- 29,200 bu.: 2 hopper bins (7,000) + 6 cement-bottom bins (22,200)
- Mature shelterbelt, large garden and dugout
- Laser-levelled yard with a pad prepared for a future Quonset

YARDSITE SUBDIVISION APPROVED

The 12.59-acre yardsite has been surveyed and subdivision approval obtained. Registration has not been completed; the property is offered as the full quarter, with the groundwork in place for a separate yardsite title.

Approval dated December 24, 2025;
valid for 24 months from issue.



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Areas, capacities and travel times are approximate. Information to be verified by the buyer.