



## Rural Address Weyburn Rm No. 67 Saskatchewan

\$569,900

HOBBY FARM HEAVEN! Let me introduce you to a little piece of prairie known through the western provinces as ART FARM. This serene location offers you 80 acres of endless possibilities. The gently rolling landscape offers stunning views year round. Raise cattle, bring your horses, start a market garden or just enjoy it all to yourself, although it is too wonderful not to share, so many avenues to explore. The grand 2 1/2 storey character home is overflowing with charm from the moment you enter into the front parlour/foyer. The original woodwork throughout the home is striking, featuring original pocket doors, 10 inch baseboards and more. There have been contemporary renovations completed with the flooring and bathrooms. A gorgeous Cherry hardwood and Duraceramic tile on the main with a natural wool carpet and the Cherry hardwood on the second level. This home is warm and welcoming and ready to be yours, from the casual ambiance of the main floor, the generous master bedroom on the second level and the quaint bedroom hideaway on the third level. This home has been loved and extremely well cared for and is ready for new owners to love it just as much. This property boasts approx 20 acres of fenced pasture, 50 acres of hay land, 3 dugouts with a natural creek that runs through it enhancing the natural beauty of the surroundings. The yard site in the warmer months is awash with a vibrant abundance of perennials, a shade garden, fruit trees a 12x24 greenhouse with a tempered glass roof, ample garden space, corrals all with metal gates, a small tac barn, 32x40 shop divided into two with horse stalls on the one side that have rubber flooring and direct access to the corrals. This property is also on city water with a filtration system that purifies water to the entire property. There is even a stage with power to host amazing outdoors gatherings all summer long. Don't miss ...



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