

137096 Road 110W, RM of Dauphin Feature Sheet



- Part of NE 34-23-19W - 139.37 Acres
- Approximately 45 acres of hay land
- 160' x 75' insulated indoor riding area built in 2018 with attached 75' x 36' barn area with in-floor heat, 6 box stalls, 19.75' x 11.25' viewing lounge/tack room, feed room & wash rack.
- 200' x 70' outdoor sand arena (2019)
- Corral joining the Quonset (2019)
- Hayfield tilled and planted (was pasture) (2020)
- 4 x 80' x 20' pens with run-in shelters with continuous fence (2021) served by 2 Ritchie fountains (2020) plus one large pen with one heated Ritchie fountain (2024)
- Double car detached garage (not insulated)
- Insulated Workshop 24' x 36' with in-floor heat
- Tin Quonset hay shed
- Gross 2025 Property Taxes: \$6562.24
- Ejector has certificate of exemption
- Shallow 8' well (seller states they have never run out of water)
- House is 1080sf built in 1974, but moved onto ICF foundation in 2004 and extensively renovated. Heated by electric furnace, central air conditioning, 4 bedrooms plus den, 2 bathrooms, tin roof, front & back decks.
- Includes: Fridge, stove, dishwasher, microwave, washer, dryer, freezer, water softener, window coverings, blinds, TV wall mount, garage door openers & remotes.
- Excludes: Hay feeders
- All machinery is negotiable
- Western edge of property is adjacent to Bloomfield Subdivision and sellers have 1 Saskatoon Bay for sale separately which joins the 139.37 acre property to Highway 10.