$150,000

RM of Biggar Acreage - 10 Acres (Silvernagle)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 347 Biggar
Closest Town:	Biggar	**Location:**	Saskatchewan
MLS Number:	SK052949	**Title Acres (ISC):**	9.98
Price:	$150,000	**$/Titled Acres:**	$15,030.06
Farmland:	$150,000		
Enterprise:	Acreage		

Description

Silvernagle Acreage – 9.98 Acres Southeast of Biggar

$150,000 | Biggar RM No. 347

Located 22 km southeast of Biggar, this 9.98-acre property offers a 2014 home with new flooring, a yardsite set well back from the grid road, and open views of the rolling farmland, all at an affordable price.

The Home

- 1,404 sq ft SRI single-wide manufactured home (18' x 78'), built 2014
- 3 bedrooms and 2 full baths
- Open kitchen and living area with vaulted ceilings and large windows
- Kitchen with plenty of cabinets, a corner pantry, and a central island with eating bar and extra workspace
- Laminate flooring in the living room
- Primary bedroom with a private 4-piece ensuite and walk-in closet
- Two more bedrooms and a second 4-piece bath, suited to family, guests or a home office
- Laundry/mudroom with storage and an exterior entrance leading to the 10ft x 20ft north facing deck
- Vinyl siding, asphalt shingles and a skirted crawl space

Recent Updates

- New linoleum installed November 2026 in the kitchen, porch/laundry area, primary bedroom and ensuite

Mechanical and Services

- Propane forced-air furnace and central air conditioning
- Electric water heater
- Well water with softener
- Lagoon sewage system

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- 200-amp electrical service
- 1,000-gallon propane tank

Yard and Land

- 9.98 acres, set well back from the grid road
- Long gravel driveway that loops around the home
- Two wood decks for enjoying the open views
- Established trees along the south side of the house
- Room for outdoor activities, gardening and future yard development
- School bus service to Biggar (K-12 public school, K-9 Catholic school)

Included
Fridge, stove, built-in dishwasher, microwave hood fan, washer, dryer and window treatments.

Taxes and Possession
2026 taxes: $1,119. The home is vacant, and possession is negotiable.

For buyers looking for space and the opportunity to develop a yard to suit their needs, this property offers country living at an affordable price.

SHELTER **DO NOT REMOVE / NE PAS ENLEVER** SRI HOMES
HOME SYSTEMS

HOME SPECIFICATION NAME PLATE PLAQUE SIGNALÉTIQUE TECHNIQUE POUR MAISON

MANUFACTURER/FABRICANT: SRI HOMES ULC
YEAR OF MANUFACTURE / ANNÉE DE: 2014
MODEL YEAR / ANNÉE DE MODÈLE: 2014
FACTORY ADDRESS/ADRESSÉE DE L'USINE: BOX 845, ESTEVAN, SASKATCHEWAN
INTERTEK CERTIFICATION LABEL NO. / ÉTIQUETTE DE CERTIFICATION INTERTEK NO.: A-277 MD- 10354
MODEL NO. /NO DE MODÈLE: ML-161
SERIAL NO. /NO DE SERIE: 311-000-AA-000597A
PROVINCE OF DESTINATION/PROVINCE DE DESTINATION:

STRUCTURAL SYSTEM/SYSTÈME DE CHARPENTE

DWG. NOS./DESSINS NOS:

Note: The design of this home has been tested and evaluated in accordance with the Deformation Resistance Test set forth in CSA Standard CAN/CSA-Z240.2.1, and is in full compliance.

GROUND SNOW LOAD / CHARGE DE NEIGE AU SOL: 4.6 kPa
DESIGN SNOW LOAD kPa / CHARGE DE NEIGE CALCULÉE: 3.2 kPa
ATTIC LOAD kPa / CHARGE DES COMBLES: 0.02 kPa
DESIGN WIND PRESSURE (1/30) NOT REQUIRING GROUND ANCHORAGE: kPa
TRUSS NO.: 0.78 (Common) (Cathedral)

PLUMBING SYSTEM/SYSTÈME DE PLOMBERIE

DWG. NOS. /DESSINS NOS: 16-76
TYPE OF DWV SYSTEM / TYPE DU SYSTÈME DWV: ABS
TYPE OF POTABLE WATER SYSTEM / TYPE DU SYSTÈME D'EAU POTABLE: PEX
POTABLE WATER TESTED AT 700 kPa FOR HOURS / SYSTÈME D'EAU POTABLE ÉPROUVÉ À 700 kPa: 0.5 HOURS / HEURES

ELECTRICAL SYSTEM/SYSTÈME ÉLECTRIQUE

DWG. NOS./DESSINS NOS:
120/240 VOLTS 60 Hz: 200 AMPÈRES
NO. OF ENERGIZED CIRCUITS / N. DE CIRCUITS SOUS TENSION:

HEATING SYSTEM/SYSTÈME DE CHAUFFAGE

TYPE OF HEATING / TYPE OF CHAUFFAGE: GAS/GAZ
FIELD INSTALLED/INSTALLÉ SUR LE SITE? FACTORY INSTALLED / INSTALLÉ EN USINE? FACTORY

THIS HOUSE IS DESIGNED TO MEET HEAT LOSS REQUIREMENTS WITH AN AVERAGE INDOOR TEMPERATURE OF 22°C AT THE FOLLOWING OUTDOOR DESIGN TEMPERATURES:
CETTE MAISON EST CONÇUE POUR SATISFAIRE AUX PRÉSCRIPTIONS DE PERTE DE CHALEUR À LA TEMPÉRATURE INTÉRIEURE MOYENNE DE 22°C ET À LA TEMPÉRATURE EXTÉRIEURE DE CALCUL SUIVANTE

-40 °C
-40 °C

DESIGN HEAT LOSS OF HOUSE: 40,134 W/BTUH
FURNACE OUTPUT / DÉBIT CALORIFIQUE DE LA FOURNAISE: 72,000 W/BTUH

THERMAL INSULATION / ISOLATION THERMIQUE

Ceiling / Plafond:	44	R (insulation only) / (isolant seulement)	46.93	R (total / total
Floor / Plancher:	34	R (insulation only) / (isolant seulement)	36.74	R (total / total
Walls / Murs:	22	R (insulation only) / (isolant seulement)	26.48	R (total / total

NOTES:

1. THIS HOUSE IS NOT CERTIFIED FOR AREAS WHERE THE GROUND SNOW LOAD (AS SPECIFIED IN THE SUPPLEMENT TO THE NATIONAL BUILDING CODE) EXCEEDS THE GROUND SNOW LOAD SPECIFIED ABOVE.
2. THIS SPECIFICATION PLATE AND THE EXTERIOR INTERTEK LABEL PROVIDES THE ONLY EVIDENCE OF INTERTEK CERTIFICATION.
3. THIS CERTIFICATION DOES NOT COVER THE FOLLOWING: PREPARATION OF THE SITE, FOOTINGS OR FOUNDATIONS, INTERCONNECTION OF MODULES OR COMPONENTS ON SITE, COMPLETION OF THE STRUCTURAL, PLUMBING, ELECTRICAL AND HEATING SYSTEMS ON SITE, CONNECTION TO SERVICE.
4. INTERTEK CERTIFICATION IS AS NOTED ABOVE AND COVERS THE APPLIANCES DESCRIBED BELOW ONLY WHEN INSTALLED IN THE FACTORY.

NOTE:

1. CETTE MAISON N'EST PAS CERTIFIÉE POUR DES RÉGIONS OÙ LA CHARGE DE NEIGE AU SOL (TEL QUE SPÉCIFIÉ AU SUPPLÉMENT DU CODE NATIONAL DU BÂTIMENT) EXCÈDE LA CHARGE SPÉCIFIÉE CI-DESSUS.
2. LA PLAQUE DE CERTIFICATION ET L'ÉTIQUETTE INTERTEK PLACÉE À L'EXTÉRIEUR SONT LES SEULES PREUVES DE CERTIFICATION INTERTEK.
3. CETTE CERTIFICATION NE COUVRE PAS CE QUI SUIT: PRÉPARATION DU SITE, DES FONDATIONS OU EMPATTEMENT, MONTAGE DES MODULES OU ÉLÉMENTS SUR LE SITE, ACHÈVEMENT DES SYSTÈMES DE CHARPENTE, DE PLOMBERIE, DE CHAUFFAGE ET D'ÉLECTRICITÉ SUR LE SITE, RACCORDEMENT.
4. LA CERTIFICATION INTERTEK EST TELLE QUE SPÉCIFIÉE CI-DESSOUS ET COUVRE LES APPAREILS DÉCRITS CI-DESSOUS ET INSTALLÉS SEULEMENT EN USINE.

FACTORY INSTALLED APPLIANCES/ APPAREILS INSTALLÉS EN USINE

NOTE: "NA" MUST BE MARKED IF APPLIANCE NOT INSTALLED
NOTE: "NF" DOIT ÊTRE INSCRIT SI L'APPAREIL N'EST PAS INSTALLÉ

	MAKE / MARQUE	MODEL / MODÈLE	FUEL (NATURAL GAS, PROPANE, OIL OR ELECTRIC) COMBUSTIBLE / (GAZ NATUREL, PROPANE, HUILE OU ÉLECTRICITÉ)
1. FURNACE	INTERTHERM	M7RLO72ABW	FOURNAISE
2. WATER HEATER	GIANT	152ETE-3F8M	CHAUFFE-EAU
3. RANGE	WHIRLPOOL	YRF361LXVB	CUISINIÈRE
4. DRYER	N/A	N/A	SÉCHEUSE
5. WASHER	N/A	N/A	LAVEUSE
6. REFRIGERATOR	WHIRLPOOL	W9RXXMFWB	RÉFRIGÉRATEUR
7. DISHWASHER	WHIRLPOOL	DV850SWPB	

MODULAR HOME

Based on the requirements of CSA Standard A277 and the National Building Code as detailed on the Specification Sheets inside the house.

MAISON MODULAIRE

D'après les exigences de la norme ACNOR A277 et du Code National du Bâtiment, telles que détaillées sur les fiches techniques à l'intérieur de la maison.

ISSUE/SÉRIE
MD- 10354

Intertek Intertek

L3B(rev 06)

EMERGENCY RESPONSE PLAN NO. ERP2-0010-025
ERAP 2-0010-025 Activation 24-Hour Number 1-800-265-0212(ERAC)
Technical Information 24-Hour Number 1-833-277-3674 (CRS-EMRG)

CO-OP®

VOLUME CORRECTED TO 15 DEGREES CENTIGRADE

FCL GST NO. 101755007

DELIVERED BY FEDERATED CO-OPERATIVES LIMITED

Liquefied Petroleum Gas
Class 2.1 UN1075

FEDERATED PROPANE

RETAIL NUMBER: 2230003
CENTRAL PLAINS CO-OPERATIVE LTD
C STORE
#7 HIGHWAY
ROSETOWN SK S0L 2V0
PHONE No. 306-882-1381
GST NUMBER: 104629647

CUSTOMER NUMBER: 506923
SILVERNAGLE, SHELLEY
BOX 984
BIGGAR SK S0K 0K0

TRUCK 17409 DRIVER 20
TANK SIZE 1000 SERIAL No. N1981

INVOICE 101218 ACCESS No. 29254
CONTRACT or P.O. No.306-948-7601 CELL

SALE #806011 DATE 09/04/26 07:50:30
COUNT: START 0.0 END 1802.1
GROSS DELIVERY 1814.3 LITRES
NET DELIVERY 1802.1 LITRES
3062 Propane Home Heat LPG 1
VOLUME CORRECTED TO 15.0°C

PRICE/LITRE	$/L	0.6160	$	1110.09
HZD.MAT.FEE			$	20.00
SUBTOTAL			$	1130.09
GST	%	5.0000	$	56.50
TOTAL DUE			$	1186.59
PAYMENT TYPE CHARGE				1
BALANCE DUE			$	1186.59
TANK LEVEL	START: 25.0%		FINISH: 70.0%	

D
NATURE

PAYMENT RECEIVED
CO-OP SIGNATURE

Distribution
White - Mail to customer as required
Yellow - Leave at customer site

Card - Retain

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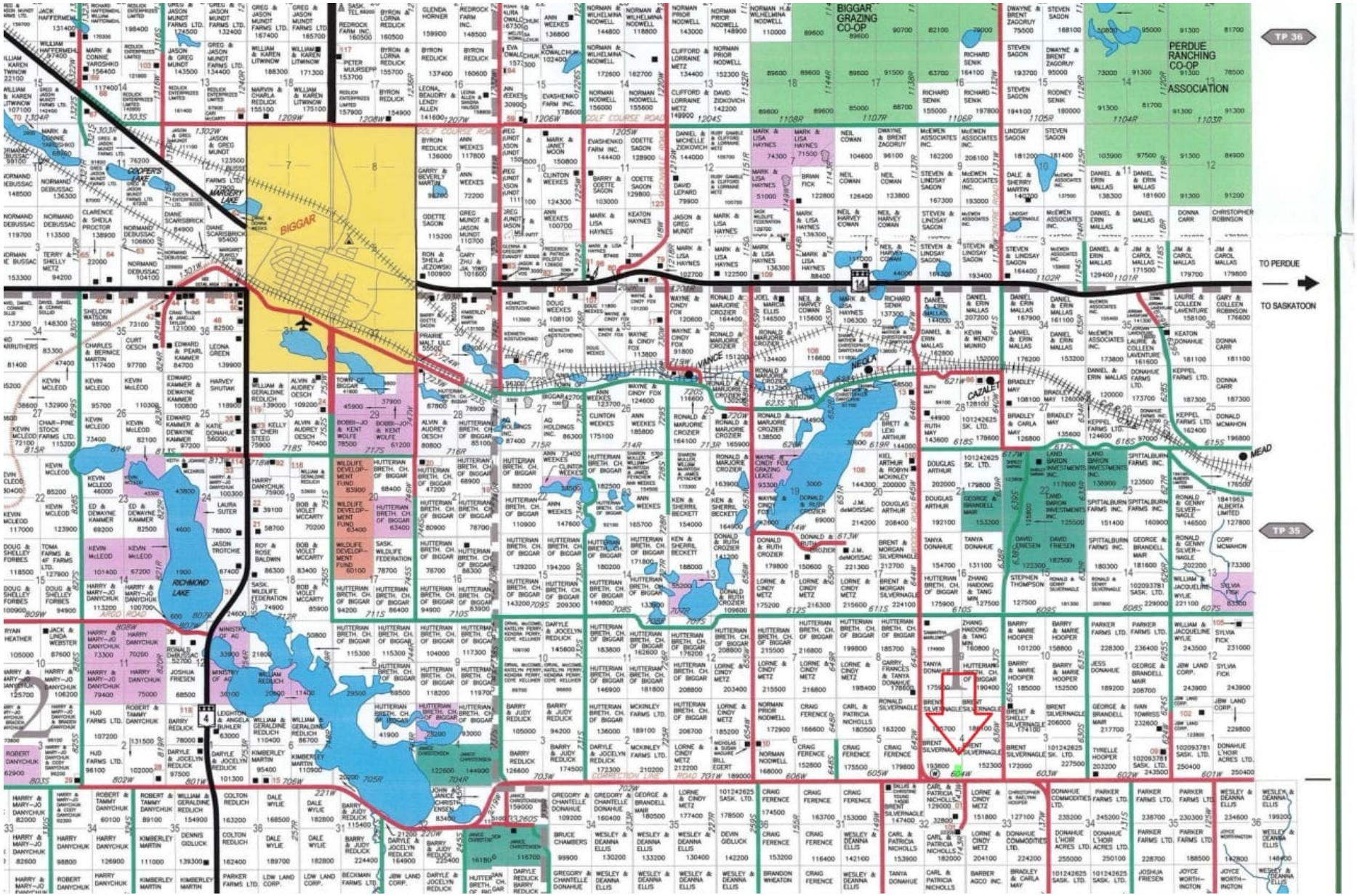


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