

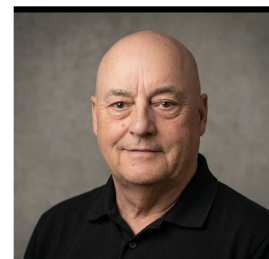


\$480,000

Carrot River Acreage / Cattle Ranch



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Property Details

Service Type:	Listing	Rural Municipality:	RM 486 Moose Range
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Closest Town:	Carrot River	Location:	Saskatchewan
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MLS Number:	SK049282	Title Acres (ISC):	39.6
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Price:	\$480,000	\$/Titled Acres:	\$12,121.21
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Improvements:	\$480,000
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Enterprise:	Acreage, Beef/Ranch
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Description

This property will appeal to horse lovers, ranchers and acreage buyers. The 39.60 acre parcel has a well cared for, 1982 built dwelling, placed on a new foundation in 2009 with 4' crawlspace and concrete floor. There was also an addition in 2009 and the entire dwelling was fully renovated in 2010. The home is 1,376 sqft bungalow, two bedroom with two full baths and main floor laundry. Flooring is updated with hardwood and linoleum, windows, Styrofoam, siding, vapour barrier and attic insulation upgraded in 2010. Shingles were new in 2020. Also present is a 20x30x13 heated workshop, with metal clad exterior. The yardsite currently operates as a cattle ranch, with about 800 linear feet of slab fencing, 1,365 linear feet of portable steel corral panels, 300' of concrete feed bunks, 60' of metal feed bunks, plus watering bowl. Two hopped steel grain bins also present (1-5,500 bu; 1 – 1,750 bu feed bin), with feed mixing station. Well water has ample supply, good quality, buried septic tank. Perimeter is fully fenced and pastured.

Legal Land Description:

Block Q Plan 101559696 Ext 18



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
486	NW	26	50	12	2	18	39.6	40	13	17	0	10	\$30,600	White Fox	Fine Sandy Loam	25.20	M	17	\$2,694.00
Totals							39.6	40	13	17	0	10	\$30,600	Weighted Average Final Rating 25.2					\$2,694.00

Average per 160 acres \$122,400

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

Block Q Plan 101559696



Prop Type:	Residential	Location:	Moose Range Rm No. 486
SubType:	Acreage	Building Type:	House
Tot Lnd Acr:	39.6		
WaterBody:		Postal Code:	S0E 0L0
Style:	Bungalow	Possession:	TBD
Bldg Type:	House		
Year Built:	1982	Add Yr Cmp:	2009
Additions:	Yes	Baths:	1
Beds:	2	Levels AG:	1.0
SqFt:	1,376		
Zoning:	A		
Legal:	Block Q Plan 101559696 Ext 18		
Latitude		Longitude	
Ownership:	Freehold	Tax Amt/Yr:	\$2,694 / 2026
Condo Type:		Levy:	\$0

Location Description

Two miles north, one mile west and four miles northwest of Carrot River.

Service To Property: Yes

Recent Chg: 09/23/2026 : :

Service to Prop Comments: Power, Well, Septic

Rooms Information

Beds: 2				Bathrooms: 1				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	13 x 10	Linoleum	2	M	Dining Room	9 x 9	Linoleum		
3	M	Living Room	15 x 14	Hardwood	4	M	4-pc bath	9'4" x 8'3"	Linoleum		
5	M	Utility Room	7'5" x 8'8"	Linoleum	6	M	Storage	4 x 8'9"	Linoleum		
7	M	Family Room	13 x 10	Linoleum	8	M	Primary Bedroom	12'10" x 11'10"	Hardwood		
9	M	Bedroom	13'9" x 8'3"	Hardwood							

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuid Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Crawl, Not applicable			Sep Entry:			
Bsmnt Walls:	Preserved Wood			Bsmnt Ste #:			
Equip Incl:	Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Dryer, Fridge, Hood Fan, Stove, Washer						
Features:	Air Conditioner (Wall), Central Vac (R.I.), Heat Recovery Unit						
Outdoor:	Deck, Lawn Back, Lawn Front						
Heating:	Forced Air, Propane			Wtr Softner:			
Water Htr:	Included/Electric						
Heating Source Rented?:	No	Heating Source Rented Description:					
Fireplace:	1/Wood						
Lot Width:	639.00	Depth:	2614	Tot Lot Area:	39.60 Acres		
Gar/Prk:	No Garage			Insulated Garage:			
Driveway:	Gravel Drive			Park Sp:	10		
Monitoring Discl:	None						

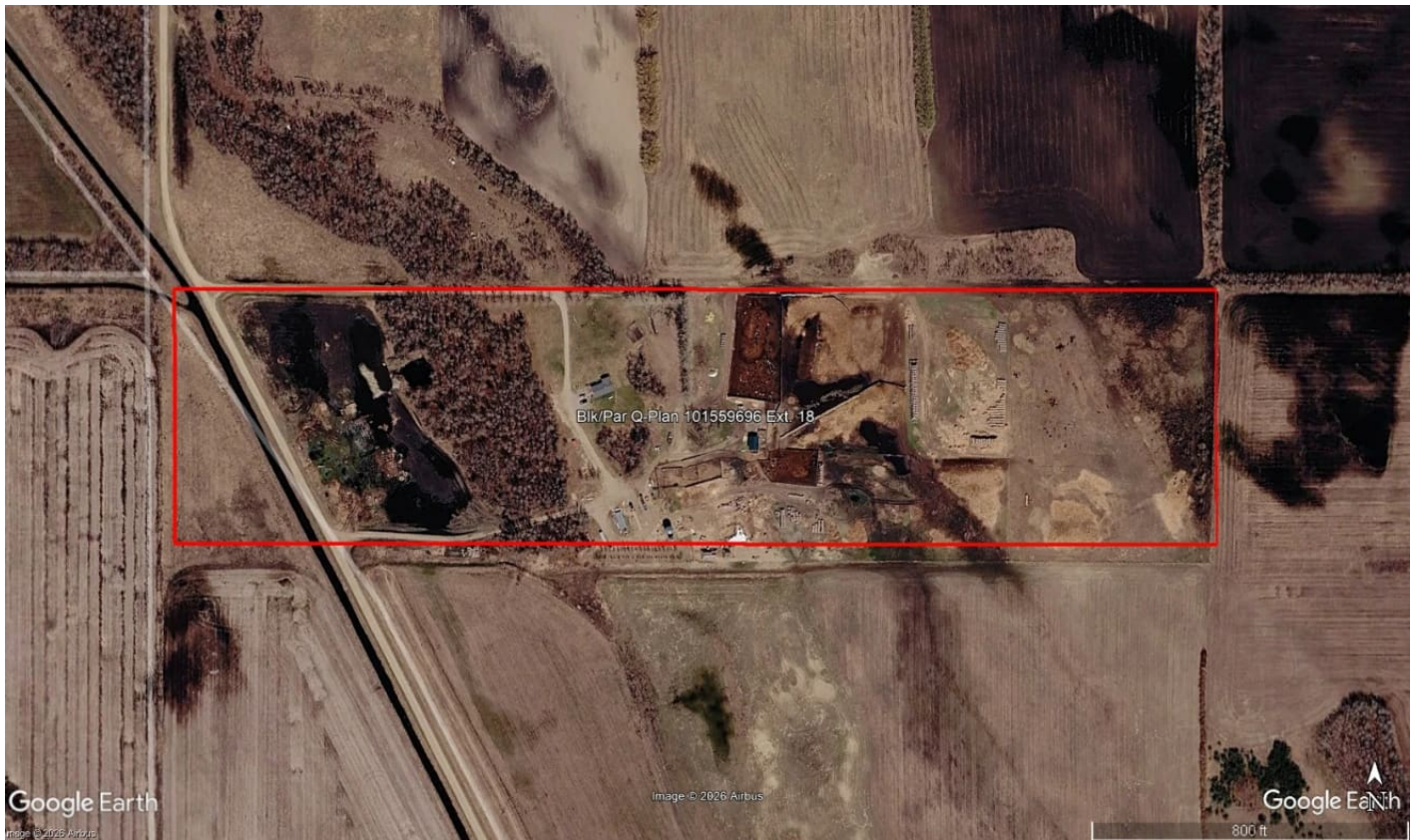
Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No
Mineral Rgts:	Not Included	Trms of Lse:		Financial Oblig?:	No
Taxes Paid To:	RM of Moose Range #486	Wrkshop Ht:	Yes	Wrkshop Sz:	20x30x13' heated workshop; cold storage shed
Workshop:				Other Bldgs:	Yes
Topography:	Gently Rolling	Sloughs:	Some	Power:	Yes
Bush:	Some			Phone:	
Fences:	Complete	Dist to Town:	15	Yard Light:	Yes
Propane Tank:	Rented	School Bus:	Yes	Dist to High Schl:	15
Nearest Town:	Carrot River	Sump Pump:		Wtr Treat Equip:	
Dist to Elem:	15			Svcs To Property:	Yes
Wtr Supply:	Well				
Sewer:	Septic Tank				
Srv To Prp Rem:	Power, Well, Septic				
RM		Parcel		Dir	
Moose Range RM No. 486		148032378	NW	26	50
					12
					2
					39.60











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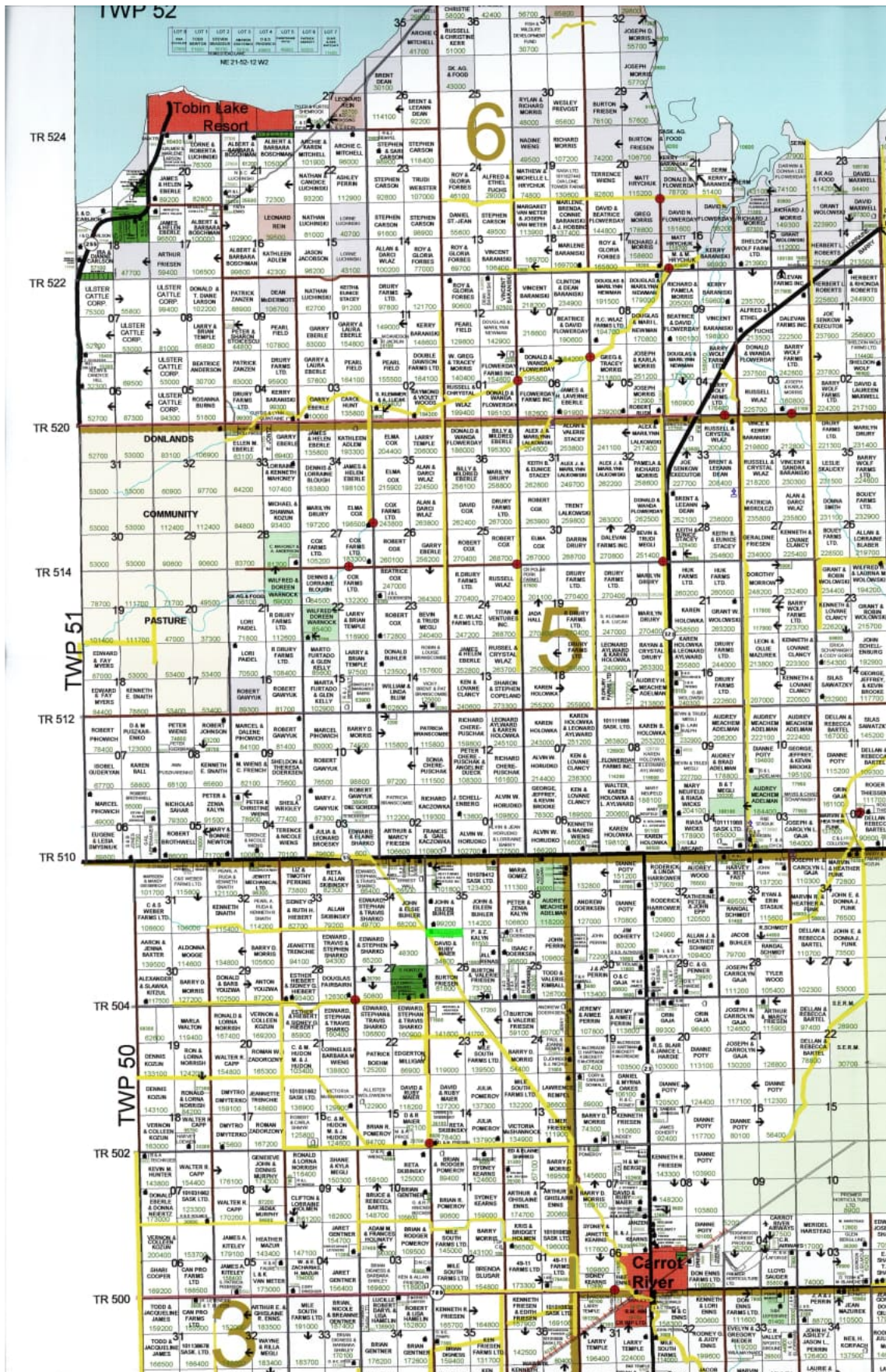
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