



\$220,000

Clavet 133.6 acres Pastureland



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## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 343 Blucher
<b>Closest Town:</b>	Clavet	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	SK040428	<b>Title Acres (ISC):</b>	133.6
<b>Soil Final Rating:</b>	45.6	<b>Price:</b>	\$220,000
<b>\$/Titled Acres:</b>	\$1,646.71	<b>Avg AV/Qtr:</b>	\$131,000
<b>Farmland:</b>	\$220,000	<b>P/AV Multiple:</b>	1.68
<b>Enterprise:</b>	Hay (arable), Pasture		

## Description

Located just southeast of Saskatoon near Clavet, this 133.59-acre pasture property offers an excellent opportunity to expand your land base, establish a hobby farm, or invest in Saskatchewan farmland. Situated in the RM of Blucher No. 343, the property borders Cheviot Lake, providing attractive natural habitat and recreational appeal. There are two titled parcels totaling 133.59 ISC acres.

The land includes approximately 102 acres of native grass, and 31 acres of wetlands and other land, providing a productive mix of grazing land and natural habitat. Level topography, scattered bush, sloughs, and lake frontage create an attractive setting for livestock, recreation, or long-term investment.

Access is 2.8 km north of the intersection of Highway 16 and Hansen Road, offering convenient proximity to Clavet and Saskatoon while maintaining a quiet rural setting.

Whether you're looking to expand an existing farming operation, add pasture for livestock, or purchase an affordable recreational property close to the city, this versatile parcel is well worth a look.

### Highlights

133.59 ISC acres in the RM of Blucher No. 343

Borders Cheviot Lake / Two titled parcels

Approximately 102 acres of native grass / Pasture, recreation, or investment opportunity

Convenient location just southeast of Saskatoon near Clavet





