



\$995,000

Corman Park Acreage - 80 Acres Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Saskatoon	Location:	Saskatchewan
MLS Number:	SK040978	Title Acres (ISC):	80
Soil Final Rating:	46.4	Price:	\$995,000
\$/Titled Acres:	\$12,437.50	Avg AV/Qtr:	\$209,600
Farmland:	\$500,000	Improvements:	\$495,000
P/AV Multiple:	4.77		
Enterprise:	Acreage		

Description

This exceptional 80-acre agricultural property offers an outstanding combination of privacy, space and convenience, located approximately 5 km from Saskatoon with paved road access to the property. Surrounded by established country residential developments, this parcel provides the feel of true country living while remaining close to city services and amenities. The fully fenced property offers excellent opportunities for agricultural, equestrian, hobby farm or investment purposes while also providing long-term holding potential within the Saskatoon North Partnership for Growth (P4G) planning area, subject to RM of Corman Park and all applicable regulatory approvals.

A private driveway leads to the carriage-style residence featuring 1,223 sq. ft. of open-concept loft-style living space. The attached three-car (24' × 36') forced-air, natural gas heated garage offers ample parking and storage and includes a water holding tank and hot water heater. One corner of the garage contains an indoor dog pen with a dog door leading to an enclosed outdoor run.

The ground floor welcomes you with a spacious mudroom filled with natural light, a conveniently located two-piece bathroom, a versatile den/flex room, and a stacked washer and dryer. Upstairs, the vaulted loft showcases an open-concept kitchen, dining and living area with abundant natural light and expansive views. The generous primary bedroom overlooks the Saskatoon skyline and provides ample space for a home office or reading area.

The yard site is complemented by a substantial 40' × 80' shop divided into three sections. The centre bay features in-floor heat and power, while the two side bays provide powered storage for equipment, vehicles or workshop space.



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The property is zoned D – Agricultural District 1 (DAG1) within the Saskatoon North Partnership for Growth (P4G) planning area. The district is intended to accommodate extensive and intensive agricultural activities while providing for complementary non-agricultural development. Buyers are encouraged to complete their own due diligence with the RM of Corman Park regarding permitted and discretionary uses, subdivision potential, servicing requirements and future development approvals.

Corman Park 80 Acs Farmland



Prop Type: Farm
SubType: Hay
Style: 2 Storey
Bldg Type: House
Prop Offer: Buildings And Land
Min Rights: Not Included, Not Owned By Seller
Tot Lnd Area: 80.00 / Acres
Legal: NE14-36-4-W3 Ext 1 Surface Parcel 154088365

Location: Corman Park Rm No. 344
Postal Code: S7K 0G0
Possession: To be negotiated

Ownership:
Tax Amt/Yr:

List Brokerage: Hammond Realty

Public Remarks: Exceptional 80-acre agricultural property located approximately 5 km from Saskatoon with paved road access. Surrounded by established country residential developments, this fully fenced parcel offers privacy, space and convenience with excellent opportunities for agricultural, equestrian, hobby farm or investment use. The property also offers long-term holding potential within the Saskatoon North Partnership for Growth (P4G) planning area, subject to RM of Corman Park and all applicable approvals. A private driveway leads to the carriage-style residence featuring 1,223 sq. ft. of open-concept loft-style living. The attached three-car (24' x 36') garage is forced-air, natural gas heated and provides ample parking and storage. It also includes a water holding tank, hot water heater, and an indoor dog pen with dog door leading to an enclosed outdoor run. The main floor features a bright mudroom, two-piece bathroom, versatile den/flex room, and stacked washer and dryer. Upstairs, the vaulted loft offers an open-concept kitchen, dining and living area with expansive views and abundant natural light. The spacious primary bedroom overlooks the Saskatoon skyline and provides room for a home office or reading area. The yard site includes an impressive 40' x 80' shop divided into three sections. The centre bay features in-floor heat and power, while the two side bays provide powered storage for equipment, vehicles or workshop space. Zoned D – Agricultural District 1 (DAG1) within the Saskatoon North Partnership for Growth (P4G) planning area, the property supports a wide range of agricultural uses while allowing for complementary non-agricultural development. Buyers are encouraged to complete their own due diligence with the RM of Corman Park regarding permitted and discretionary uses, subdivision potential, servicing requirements and future development approvals.

Directions: From Saskatoon intersection of Zimmerman Road and Hwy 394, travel 5.5 km east to Range Road 3041, north on Range Road 3041 for 1.3 km, then west on Hidden Ridge Bend to gate of property.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Corman Park RM No. 344	154088365	NE	14	36	4	3		J	\$423,800	\$2,797	0.00	20.00	60.00	80.00	Active

Property Information

Env Audit: No	Marketing Quota: No	Irrigated: No
Livestk/Crop: No	Livestock Desc:	
Bush: Some		Sloughs: Some
Stones: Some		Wrkshp Ht:
Det Package: No		Drink Water: Yes
Phone: Yes	Yard Light: No	Power: Yes
Distance To:	Town: 8	Schl Bus: Yes
Other Outldg: WorkShop		Elem Schl: 9
Topography: Gently Rolling		
Fences: Barbed Wire, Complete		
Propane Tank: Not Included		Wtr Treat: Not Included
Water Supply: Public Water Line, Other		
Sump Pump: Not Included		
Sewage Disp: Mound, Septic Tank		

House Information

AG SqFt: 1,223	Levels AG: 2.0	Year Built: 2005	Age Unknown:
# Rooms:	# Bedrooms: 2	# Bathrooms: 2	
Construction: Wood Frame			
Roof: Metal			
Exterior Fin: Vinyl			
Basement: Slab			
Heating: Natural Gas		Wtr Heat Type: Gas	
Water Heater: Included			
Heating Source Rented?: No	Heating Source Rented Description:		
Water Soft: Not Included		Wtr Purifier: Not Included	
Fireplace: 0			
Garage Size: 24x36			Heated Garage: Yes
Garage Desc: 3 Car Attached			

This information is believed to be reliable but should not be relied upon without verification.

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information							SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Hay Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	NE	14	36	4	3	1	80.0	80	60	20	\$104,800	Weyburn	Loam	46.4	J	18	\$2,797.00
Totals							80.0	80	60	20	\$104,800	Weighted Average Final Rating 46.4					\$2,797.00

Average per 160 acres \$209,600

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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

Property Report

Print Date: 09-Jun-2026

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Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-000414100

PID: 203323076



Civic Address: 32 Hidden Ridge Bnd
Legal Location: Qtr NE Sec 14 Tp 36 Rg 04 W 3 Sup 00
Supplementary: NW part of qtr, extending to NE & SW corners, around Hidden Ridge lots
 ISC #154088365
 DAG1 zoning

Title Acres: 80.01
School Division: 206
Neighbourhood: 344-120
Overall PUSE: 0360
Call Back Year:
Reviewed: 10-Feb-2025
Change Reason: Maintenance
Year / Frozen ID: 2026/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
25.00	KG - [CULTIVATED GRASS]	Soil association 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	\$/ACRE	1,460.01
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	38.83
		Soil texture 2		Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Phy. Factor 2	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
				Natural hazard	NH: Natural Hazard Rate: 0.96		
35.00	KG - [CULTIVATED GRASS]	Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				
		Soil association 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	\$/ACRE	1,946.67
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	51.77
		Soil texture 2		Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WASTE SLOUGH BUSH

Property Report

Print Date: 09-Jun-2026

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Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-000414100

PID: 203323076

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage	Prime Rate: \$39,000.00	Std.Parcel Size: 5.00	1	R	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 186			
		Side 1 (ft)		Adjustment reason:			
		Side 2 (ft)					
		Area/Units 3.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4182197 0	4 - Average	1.0	13		1.08	1	R	Taxable
	Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
	SFR - 1 Storey	716	2007		(24 x 36 (above garage) + 9 x 10 (above entryway)) x 0.75 (reduced floor area to reflect useable space)			
	Built-In Garage	1104	2005		24 x 46 (includes 24 x 10 area that is entryway/staircase)			
	Porch or Closed Veranda	119	2005		9.5 x 12.5			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4182197.0	Section Area: 716
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Average (8 Fixtures)	Plumbing Fixture Adj: -3	Number of Fireplaces :
Basement Rate:	Basement Height:	Basement Room Rate :
Percent of Basement Area:	Att/B-In Garage Rate: Built-In Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment: 10	Garage Floor Adj:	Incomplete Adjustment :
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate: Porch/Closed Ver	Deck Rate:	
Section: Built-In Garage	Building ID: 4182197.0	Section Area: 1104
Att/B-In Garage Rate: Built-In Garage	Garage Finish Rate: Interior Lining	Garage Wall Height Adjustment : 10
Garage Floor Adj:	Incomplete Adjustment:	
Section: Porch or Closed Veranda	Building ID: 4182197.0	Section Area: 119
Porch/Closed Ver Rate: Porch/Closed Ver		

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame)	B	5121797	0	2005	1.0	3200	3200			26		92	R	2	Taxable
Dimensions: 40 x 80																

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 5121797/0	Section Area/Vol: 3200	Perimeter: 240
Act. Year Built: 2005				

Description: shop	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: B - Average	Missing Floor Area: 2000	Heating Type 1 : 38% - Hot Water Radiant
Heating Type 2: 62% - No Heating	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Dock Height Area:	Storey Height : 16
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Physical Condition : 1.0
CAF Adjustment: 100		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$104,800		1	Other Agricultural	55%	\$57,640				Taxable
Improvement	\$183,600		1	Residential	80%	\$146,880				Taxable
Non-Agricultural	\$10,800		1	Residential	80%	\$8,640				Taxable
Improvement	\$124,600		2	Residential	80%	\$99,680				Taxable
Total of Assessed Values:					Total of Taxable/Exempt Values:	\$312,840				





























