



\$1,200,000

Corman Park Acreage - 80 Acres Farmland



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Property Details

| | | | |
|---------------------------|--------------|---------------------------|-------------|
| Service Type: | Listing | Closest Town: | Saskatoon |
| Location: | Saskatchewan | MLS Number: | SK040978 |
| Title Acres (ISC): | 80 | Soil Final Rating: | 46.4 |
| Price: | \$1,200,000 | \$/Titled Acres: | \$15,000 |
| Avg AV/Qtr: | \$209,600 | Farmland: | \$1,200,000 |
| P/AV Multiple: | 11.45 | | |
| 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' x 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' 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.

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.



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>

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] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] | Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Phy. Factor 1 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] Phy. Factor 2 25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong] Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE Final | 1,460.01 38.83 |
| 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 | Topography T2 - Gentle Slopes Stones (qualities) S2 - Slight Phy. Factor 1 10% reduction due to SD2 - [90 : Sand Pockets - Moderate] Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE Final | 1,946.67 51.77 |
| | | Soil association 1 WR - [WEYBURN] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)] | | | |
| | | 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

Municipality Name: RM OF CORMAN PARK (RM)

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PID: 203323076

URBAN LAND

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

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

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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: | \$423,800 | | | | | \$312,840 | | | | |
| | | | | | Total of Taxable/Exempt Values: | \$312,840 | | | | |





























