

Rapid View 135 acres Pastureland with Yard



Prop Type:	Farm	Location:	Meadow Lake Rm No.588
SubType:	Hay	Nearest Town:	Rapid View
Waterbody:		Postal Code:	S0M 2M0
Style:	Bungalow	Possession:	TBD
Bldg Type:	House		
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	135.00 / Acres		
Legal:	NW 15-60-20-W3 Ext 1 (135 acres approx)		
Latitude:	54.190610	Longitude:	-108.927148
Ownership:		Tax Amt/Yr:	

Public Remarks: Horse lovers and acreage enthusiasts—welcome to the Croteau Horse Estate, a beautifully updated 135-acre property located just 6.5 miles west of Rapid View, SK. This exceptional rural retreat is perfectly suited for horses, livestock, hobby farming, or peaceful country living. The property features approximately 135 SAMA acres of productive pasture and yard site, fully perimeter fenced with barbed wire and custom pipe horse pens already in place. At the center of the property is a charming and extensively renovated 1,147 sq. ft. bungalow with major upgrades completed in 2022 and 2023. Exterior improvements include new vinyl siding wrapped with 2" Styrofoam insulation, new windows, shingles, and a spacious new deck. Inside, the home offers an updated kitchen and bathroom with new fixtures, fresh paint, updated flooring through much of the home, and R50 attic insulation for excellent efficiency. Heating includes electric baseboards, plug-in backup heaters, and a cozy pellet stove. Additional upgrades include a new water heater, water softener, and reverse osmosis system. Appliances included are the fridge, stove, washer, dryer, and freezer. The property is exceptionally well equipped for equestrian or livestock use. The main 40' x 64' insulated barn features 18 tie stalls, concrete alleyways, tack room, power, watering bowls, and large sliding doors. A second stall barn offers 4 box stalls plus chicken coop and storage space. Additional improvements include a fully insulated 1-bedroom bunkhouse, storage shed, and a grain bin capable of holding approximately 1,000 bushels of oats. Water supply is excellent with two reliable wells on site, plus hydrants and RV hookup near the house. Located near a K-8 school and within driving distance to Meadow Lake amenities, this turnkey acreage combines modern upgrades, practical infrastructure, and quiet rural living in one complete package.

Directions: From Rapid View, 6.5 miles west on HWY55, 1 mile east, half mile north.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Meadow Lake RM No. 588	TBD	NW	15	60	20	W3		L	\$223,800	\$0	0.00	0.00	135.00	135.00	Active

Property Information

Existing Real Property Report:	No	PCDS:	Yes	GST:		PST:	
Env Audit:	No	Marketing Quota:	No	Irrigated:	No		
Livestk/Crop:	No	Livestock Desc:		Sloughs:	Some		
Bush:	Some			Wrkshp Ht:			
Stones:	Some			Drink Water:	Yes	Power:	Yes
Det Package:	Yes	Yard Light:	Yes	High School:	25 miles	Schl Bus:	Yes
Phone:	No	Town:	8 miles	Elem Schl:	8 miles		
Distance To:				Wtr Treat:	Included		
Other Outbldg:	Barn						
Topography:	Flat, Gently Rolling						
Fences:	Barbed Wire, Other						
Propane Tank:							
Water Supply:	Well						
Sewage Disp:	Liquid Surface Dis, Septic Tank						
Easements/Restrictions Monitoring Disclosure:							

House Information

AG SqFt:	1,147	Levels AG:	1.0	Year Built:	1970	Age Unknown:	
# Rooms:		# Bedrooms:	3	# Bathrooms:	1	Other Buildings:	Barn
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Vinyl						
Basement:	Crawl						
Base Walls:	Concrete						
Heating:	Electric			Wtr Heat Type:	Electric		
Water Heater:	Included			Heating Source Rented Description:			

Water Soft: Included
Fireplace: 1/Electric

Wtr Purifier: Included

Agent & Office Information

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