

## Rapid View 135 acres Pastureland with Yard



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

**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. 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

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

### House Information

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

**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.