



\$395,000

Hudson Bay Company Recreation Property



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Property Details

Service Type: Listing **Rural Municipality:** RM 459 Kinistino

Closest Town: Gronlid **Location:** Saskatchewan

MLS Number: SK037985 **Title Acres (ISC):** 116

Price: \$395,000 **\$/Titled Acres:** \$3,405.17

Farmland: \$395,000

Enterprise: Recreational

Description

A truly rare opportunity to own one of Saskatchewan's historic "Hudson Bay Company Plots" on the edge of the Fort a la Corne Provincial Forest, North West of Melfort. This secluded 116-acre recreational retreat offers an exceptional combination of privacy, natural beauty, and rich heritage along the South Saskatchewan River corridor.

Featuring a mix of mature trees and grassland, the property is accessed by a maintained gravel road and is located just minutes from the scenic South Saskatchewan River. Whether you're seeking a private getaway, hunting and wildlife property, exploration by snowmobile and ATV, future cabin, or long-term investment, this unique parcel offers endless possibilities.

Adding to its appeal, annual property taxes are only \$3.63, and reliable 5G internet service is available thanks to a nearby cell tower.

Historically significant and unlike conventional prairie parcels, this one-of-a-kind property traces its roots to the original river-lot settlement patterns that pre-date Saskatchewan's provincial status. Opportunities to acquire land of this nature are exceptionally rare.

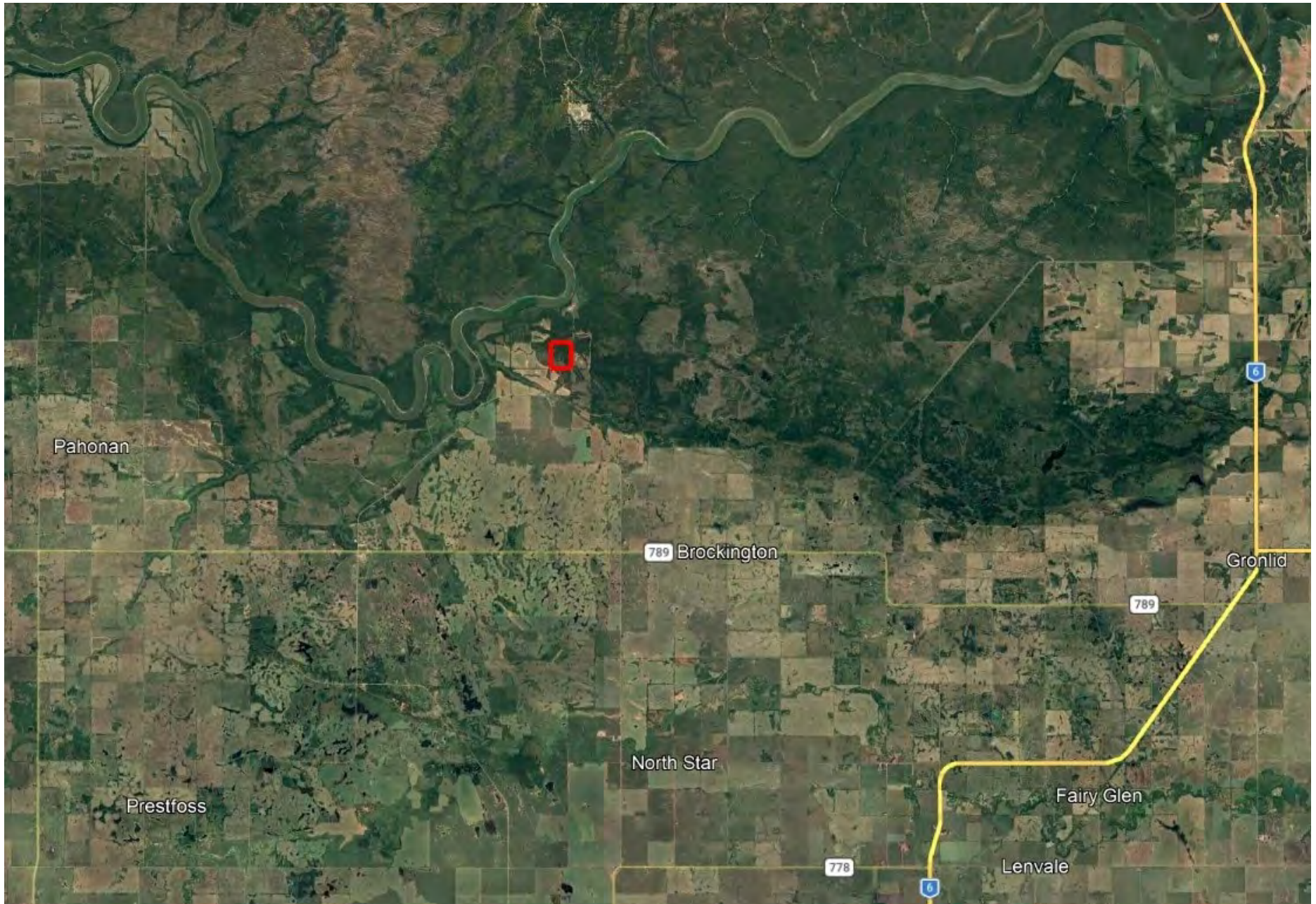
Contact listing agent for additional information.





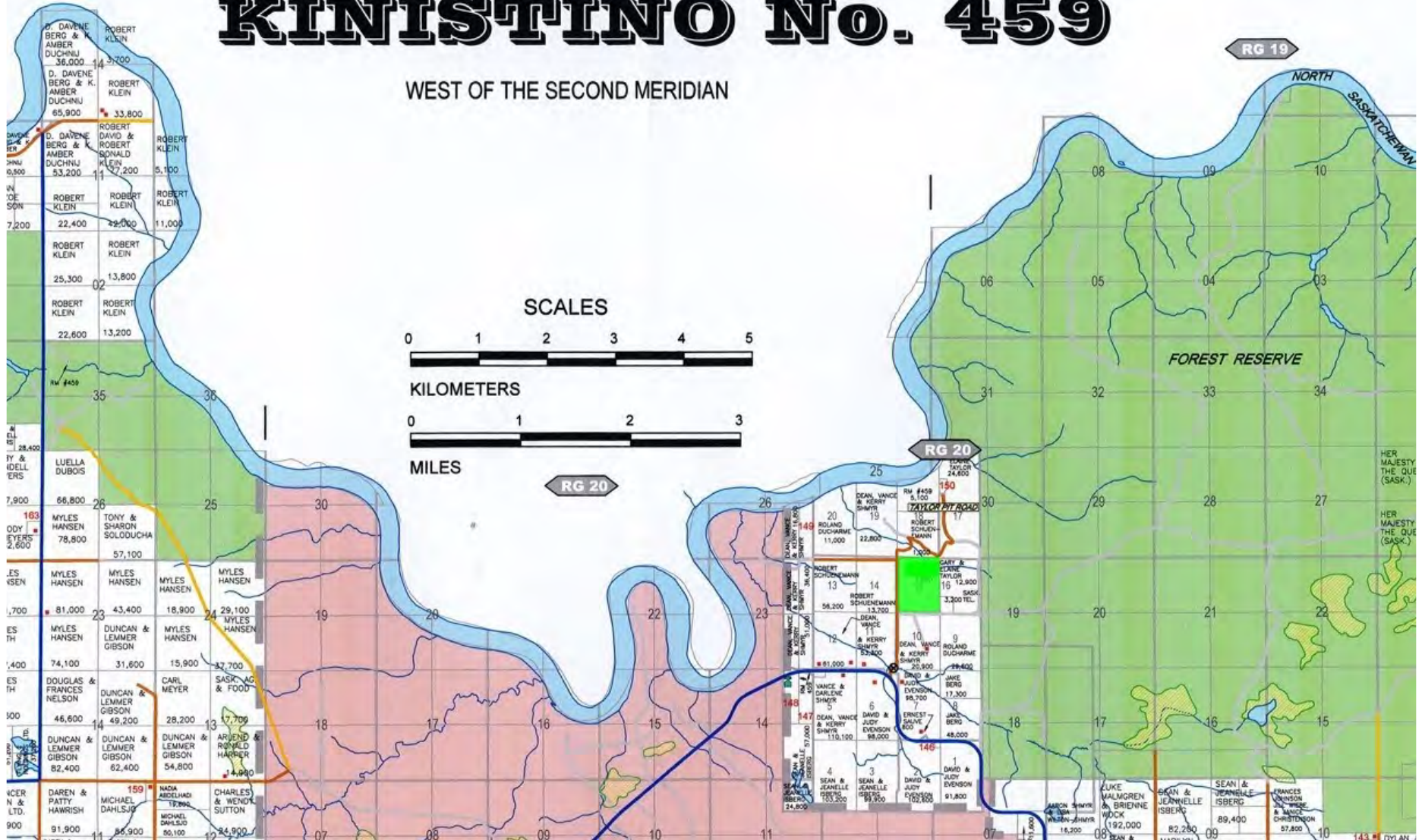






RURAL MUNICIPALITY OF KINISTINO No. 459

WEST OF THE SECOND MERIDIAN



Photos of nearby South Saskatchewan River

