



\$2,200,000

Langham 80 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Langham	Location:	Saskatchewan
MLS Number:	SK045486	Title Acres (ISC):	80.3
Cultivated Acres:	71	Soil Final Rating:	63.1
Price:	\$2,200,000	\$/Titled Acres:	\$27,397.26
Avg AV/Qtr:	\$336,800	Farmland:	\$400,000
Improvements:	\$1,800,000	P/AV Multiple:	2.38
Enterprise:	Grain, Acreage		

Description

This is a rare opportunity to own a spectacular farm property in a prime location. This 80-acre parcel is located only 35 km northwest of Saskatoon and one mile off Highway 16. This well designed and developed property features a 2605 sq/ft custom built two storey home. This immaculately maintained residence features countless custom, high grade finishes throughout the home and has a basement with finished living areas and a large storage room. There are four bedrooms, a den/library, two full bathrooms, one $\frac{3}{4}$ bathroom, and one $\frac{1}{2}$ bathroom. There is a covered deck that extends around three sides of the house as well as a separate deck with direct access from the primary suite. There is also a lower deck that extends from the residence that overlooks the manicured landscaping. The nearby detached garage provides another outdoor option with a covered patio providing ample space and shelter from the sun and elements.

The yard has been professionally landscaped and maintained reflecting pride of ownership. The perimeter is well treed providing shelter and privacy to the yard site. There are two driveways into the yard increasing access options. The yard site houses the outbuildings to the rear of the property with tree lines to separate the front of the property. Many of the outbuildings feature coordinating exterior finishes, including metal roofing and white vinyl siding. There is a roadway that leads past the rear of the yard into a pasture area and equipment storage area.

Outbuildings

Pole Frame Shed – 40'x80' with dirt floor

Barn - 32'x64', concrete floor, insulated, metal roof, vinyl siding. The back portion of the barn features 4 box stalls leading out to the corral system and pasture area, the front portion of the barn serves as a storage area with a separate, heated room that houses the water system including 3 1250 gallon holding tanks that supply hauled water to the residence. There is also a well supplying water for livestock needs.

Open Hay/Storage Shed – 20'x60' with dirt floor, metal clad

Detached Garage (Residence) - 30'x24' concrete floor, uninsulated, wired with power, exterior finishes to match residence

Detached Shop – 24'x32', 2'x6' walls, concrete floor, concrete entrance pad, insulated, power, forced air, natural gas heating, metal roof, vinyl siding ,14'w x 10' door

Detached Garage (Beside Shop/Garage) - 24'x24' concrete floor, uninsulated, wired with power, metal roof, vinyl siding ,16'w x 7'h door

Detached Garage (Rear of property)- 20'x24' concrete floor, uninsulated, wired, no power, metal roof, vinyl siding, 16'w x 7'h door

2 – 1900-bushel hopper bottom bins

3 - 2000-bushel bins on wood floors

Corral system featuring four pens, chute, with two watering bowls.

Storage Sheds – 4 on property; 2 included in sale. The 2 storage sheds located behind the shop are excluded from the sale.

Land Details

There are 80.3 titled acres with 71 cultivated acres, approximately 9 acres of yard site. The land topography is nearly level with none, to few, stones with a loam texture (Bradwell association). There are shelterbelts that run north-south on the property as well as a dugout to the north of the yard. There are currently approximately 45 acres seeded to wheat and 26 acres to tame hay.

An additional adjacent 80 acres of cultivated land may also be available for lease, currently seeded to wheat. Availability and lease terms are to be confirmed.

**Langham 80 Acs Grain Farmland****SK045486 Active****LP:** \$2,200,000**DOM:** 0**Prop Type:** Farm**Location:** Corman Park Rm No. 344**SubType:** Grain
Style: 2 Storey**Postal Code:** S0K 2L0
Possession: To be negotiated**Bldg Type:** House**Prop Offer:** Buildings And Land**Min Rights:** Not Included, Not Owned By Seller**Tot Lnd Area:** 80.30 / Acres**Ownership:****Tax Amt/Yr:****List Brokerage:** Hammond Realty**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	203885804	NE	9	39	8	3		J	\$1,195,200	\$6,121	71.00	9.00	0.00	80.30	

Property Information

Env Audit:	No	Marketing Quota:	No	Irrigated:	No
Livestk/Crop:	No	Livestock Desc:		Met Cap:	9,800
Metal Gran		# Metal Bins:	5	Sloughs:	Some
Bush:	Some			Wrkshp Ht:	Yes
Stones	Some			Drink Water:	Yes
Det Package:	No	Yard Light:	Yes	Power:	Yes
Phone:	Yes	Town:	10	Schl Bus:	Yes
Distance To:				High School:	10
Other Outbldg:	Barn, Shed, WorkShop, Other			Elem Schl:	10
Topography:	Flat				
Fences:	Barbed Wire, Complete			Wtr Treat:	Not Included
Propane Tank:	Not Included				
Water Supply:	Dugout, Well, Other				
Sump Pump:	Not Included				
Sewage Disp:	Liquid Surface Dis, Septic Tank				

House Information

AG SqFt:	2,605	Levels AG:	2.0	Year Built:	2012	Age Unknown:	
# Rooms:		# Bedrooms:	5	# Bathrooms:	3		
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Composite Siding						
Basement:	Full Basement, Partially Finished						
Base Walls:	ICF Block						
Heating:	Forced Air, Natural Gas						
Water Heater:	Included	Wtr Heat Type:	Gas				
Heating Source	Rented?: No	Heating Source Rented Description:					
Water Soft:	Not Included	Wtr Purifier:	Not Included				
Fireplace:	1/Gas						
Garage Size:	24x30					Heated Garage:	No
Garage Desc:	2 Car Detached						

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	NE	9	39	8	3	0	80.3		80		71		9	\$168,400	Bradwell	Loam	63.1	J	18	\$6,121.00
Totals							80.3	0	80	0	71	0	9	\$168,400	Weighted Average Final Rating 63.1					\$6,121.00

Average per 160 acres \$336,800

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/>

Parcel Crop Insurance Rating <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

























































