



\$349,000

Lily Plain 100 Acs Recreation Land



Howard Nodwell

Howard.Nodwell@HammondRealty.ca
(306) 918-7106
HammondRealty.ca

Kevin Jarrett

Kevin.Jarrett@HammondRealty.ca
(306) 441-4152
HammondRealty.ca



Property Details

Service Type:	Listing	Rural Municipality:	RM 463 Duck Lake
Closest Town:	Prince Albert	Location:	Saskatchewan
MLS Number:	SK045540	Title Acres (ISC):	100.9
Soil Final Rating:	51	Price:	\$349,000
\$/Titled Acres:	\$3,458.87	Avg AV/Qtr:	\$76,832
Farmland:	\$349,000	P/AV Multiple:	7.2
Enterprise:	Recreational		

Description

Opportunity to own approximately 101 acres of recreational land in the RM of Duck Lake No. 463, conveniently located about 28 km northwest of Prince Albert.

Offering natural beauty, privacy and seclusion, the property is located approximately 300 metres south of the North Saskatchewan River and is predominantly forested. For buyers looking for more than recreational land, the property may also offer an attractive opportunity to explore the development of a private country acreage or retreat. A clearing that could serve as a potential yard site is accessible directly from the main access road, with power located near the perimeter of the property. With over 100 acres to enjoy, there is plenty of room to consider a residence, recreational use, trails and outdoor space, subject to applicable RM requirements, permits and approvals.

Near the centre of the property is a pond, with the terrain dropping toward a creek that runs through the land. Wildlife frequents the area, and beavers have also been known to inhabit the property. The combination of bush, open land, water features and privacy provides a unique setting for recreation or a potential rural acreage lifestyle.

From Prince Albert, travel 23 km west on Highway 302, then north on Wilkinson Road for approximately 4.6 km to the property. This location offers the opportunity for a secluded rural setting while remaining within convenient driving distance of Prince Albert, with less than 5 km of unpaved road travel.

SAMA information indicates approximately 101 total acres, consisting of 10 acres of hay and 91 acres of pasture. The property has Nisbet loamy sand soil with a 51.0 soil final rating.

Buyers interested in developing an acreage or residence should make their own inquiries with the RM of Duck Lake No. 463 and applicable authorities regarding permitted uses, building requirements, access, utilities, water and sewage systems.

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
463	NW	32	48	1	3	43	100.9		101		10	91		\$48,500	Nisbet	Loamy Sand	51.0	J	18	\$201.00
Totals							100.9	0	101	0	10	91	0	\$48,500	Weighted Average Final Rating 51.0					\$201.00

Average per 160 acres \$76,832

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.

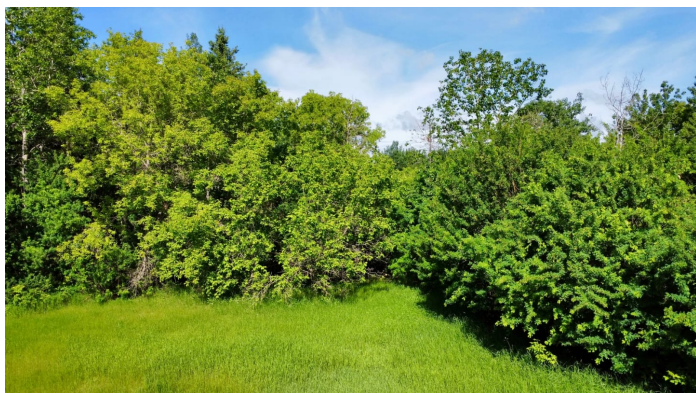
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>







PALITY

NO. 463

