



# HAMMOND

REALTY

\$2,200,000

Karst Acreage 68.9 acres, Saskatoon



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If you are looking for a spacious and modern acreage almost next door to Saskatoon, this property might be the one for you. Located on the kitty corner edge of City of Saskatoon, this 68.9-acre lot offers plenty of space and privacy. The additional acres may be considered for future development. The residence was built in 2017 and features 3,000 sq. ft. of living space with 3 bedrooms and 3 bathrooms. The main floor has a cozy gas fireplace, a large kitchen with stainless steel appliances and a dining area that opens to the stamped concrete patio with NG barbeque hookup and NG radiant heat for chilly nights. The second floor has a TV sitting area with wet bar and fridge that goes out on to a deck, it also has a staircase that leads to the patio below. On the second floor is the master bedroom with a walk-in closet and an ensuite bathroom featuring jetted tub with a surround shower, two sinks, toilet, and a stand-up shower, plus a personal south facing balcony, as well as two other bedrooms and a full 4pc bathroom with two sinks. There is an unfinished, insulated, heated, crawl space for extra storage. The house also has two furnaces, two central air conditioners, one for each floor, and an air exchanger, humidifier, and heat recovery unit for optimal comfort.

The house also boasts a double attached garage that is heated and insulated, as well as an insulated, heated motorhome bay / RV garage for your vehicles and toys. This area has two natural gas forced air furnaces for your vehicles or projects. Outside, you can enjoy the balcony, the deck, the patio, or the garden area. The lawn has trees and shrubs, flower beds, and a garden area has numerous drip lines, or sprinklers from the private personal well.

The property has city water line, power, and the phone service is on land in front of the house. It also has a holding tank in crawl space and a well that is 28 meters deep with a 30" fiberglass casing located in an 8'x10' well house. There is a sump pump in the crawl space. The property comes with all the appliances you need, including high-end large fridge/deep freezer combo, NG Wolfe stove, washer, dryer, central vac and attachments, dishwasher, garburator, garage door openers, microwave, oven, satellite dish, window treatment, (2) central air, natural barbeque hookup, TV mounts, underground sprinkler system and water drip system.

This property is a rare opportunity to own a stunning home with all the amenities you need in a peaceful and practical location. Kids can go to South Corman Park school or Stone Bridge. It is only half a mile south from Grasswood Road on Highway 219, which means you can easily access Saskatoon and all its services. Literally under 10 minutes to stores in Stonebridge, car dealerships, exhibition grounds, 8<sup>th</sup> Street or downtown. Don't miss this chance to make this property your dream home!

*Note: Interior photos are from a previous listing as the property is tenant occupied.*

## Detailed Description of Farmland Property

| Legal Land Description |                          |      |      |      |      |      | ISC         | SAMA Information |             |           |               |             |                               |                               |              |                   | RM             |
|------------------------|--------------------------|------|------|------|------|------|-------------|------------------|-------------|-----------|---------------|-------------|-------------------------------|-------------------------------|--------------|-------------------|----------------|
| RM                     | Qtr.                     | Sec. | Twp. | Rng. | Mer. | Ext. | Title Acres | Total Acres      | Cult. Acres | Hay Acres | Pasture Acres | Other Acres | 2025 Assessed Fair Value (AV) | Soil Association              | Soil Texture | Soil Final Rating | Property Taxes |
| 344                    | LSD 8                    | 32   | 35   | 5    | 3    | 181  | 25.93       | 66               | 35          | 21        |               | 10          | \$77,800                      | Asquith                       | Loamy Sand   | 36.9              | \$291.16       |
| 344                    | LSD 7                    | 32   | 35   | 5    | 3    | 178  | 40.02       |                  |             |           |               |             |                               |                               |              |                   |                |
| 344                    | Blk/Par B Plan 102351394 |      |      |      |      | 0    | 2.95        | 3                |             |           |               |             |                               |                               |              |                   | \$5,691.40     |
| Totals                 |                          |      |      |      |      |      | 68.9        | 69               | 35          | 21        | 0             | 10          | \$77,800                      | Weighted Average Final Rating |              |                   | \$5,982.56     |

Average per 160 acres    \$180,406

### 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>

## Karst Acreage Saskatoon



|                     |                                |                     |                        |
|---------------------|--------------------------------|---------------------|------------------------|
| <b>Prop Type:</b>   | Residential                    | <b>Location:</b>    | Corman Park Rm No. 344 |
| <b>SubType:</b>     | Acreage                        | <b>Postal Code:</b> | S7K 1M2                |
| <b>Tot Lnd Acr:</b> | 2.95                           | <b>Possession:</b>  | To be determined       |
| <b>Style:</b>       | 2 Storey                       | <b>Baths:</b>       | 3                      |
| <b>Bldg Type:</b>   | House                          | <b>Levels AG:</b>   | 2.0                    |
| <b>Year Built:</b>  | 2017                           | <b>Longitude</b>    | -106.672291            |
| <b>Beds:</b>        | 3                              |                     |                        |
| <b>SqFt:</b>        | 3,000                          |                     |                        |
| <b>Zoning:</b>      | RES/Ag                         |                     |                        |
| <b>Legal:</b>       | Blk/Par B-Plan 102351394 Ext 0 |                     |                        |
| <b>Latitude</b>     | 52.047257                      |                     |                        |
| <b>Ownership:</b>   | Freehold                       | <b>Tax Amt/Yr:</b>  | \$5,983 / 2022         |

### Ease/Restrct: Yes

### Easement/Restriction Comments: Power line crosses back on property

**Public Remarks:** If you are looking for a spacious and modern acreage almost next door to Saskatoon, this property might be the one for you. Located on the kitty corner edge of City of Saskatoon, this 2.95-acre lot, offers plenty of space and privacy. The residence was built in 2017 and features 3,000 sq. ft. of living space with 3 bedrooms and 3 bathrooms. The main floor has a cozy gas fireplace, a large kitchen with stainless steel appliances and a dining area that opens to the stamped concrete patio with NG barbeque hookup and NG radiant heat for chilly nights. The 2nd floor has a TV sitting area with wet bar and fridge that goes out on to a deck, it also has a staircase that leads to the patio below. On the second floor is the master bedroom with a walk-in closet and an en-suite bathroom featuring jetted tub with a surround shower, two sinks, toilet, and a stand-up shower, plus a personal south facing balcony, as well as two other bedrooms and a full 4pc bathroom with two sinks. The house also boasts a double attached garage that is heated and insulated, as well as an insulated, heated motorhome bay / RV garage for your vehicles and toys. This area has two natural gas forced air furnaces for your vehicles or projects. Outside, you can enjoy the balcony, the deck, the patio, or the garden area. The lawn has trees and shrubs, flower beds, and a garden area has numerous drip lines, or sprinklers from the private personal well. The property has city water line, power, and the phone service is on land in front of the house. This property is a rare opportunity to own a stunning home with all the amenities you need in a peaceful and practical location. It is only half a mile south from Grasswood Road on Highway 219, which means you can easily access Saskatoon and all its services. Literally under 10 minutes to stores in Stonebridge, car dealerships, exhibition grounds, 8th Street or downtown. Don't miss this chance to make this property your dream home!

### Rooms Information

| Beds: 3 |       |               | Bathrooms: 3  |              |    | # Kitchens: 1 |                 |                |
|---------|-------|---------------|---------------|--------------|----|---------------|-----------------|----------------|
| #       | Level | Room          | Size          | Floor        | #  | Level         | Room            | Size           |
| 1       | M     | Foyer         | 9'5" x 12'8"  | Ceramic Tile | 2  | M             | Living Room     | 19'2" x 16'11" |
| 3       | M     | Dining Room   | 12'5" x 13'2" | Ceramic Tile | 4  | M             | Kitchen         | 14'7" x 18'7"  |
| 5       | M     | 2-pc bath     | 6'2" x 6'2"   | Ceramic Tile | 6  | 2             | Primary Bedroom | 13'8" x 16'10" |
| 7       | 2     | 5-pc en suite | 5'9" x 14'9"  | Ceramic Tile | 8  | 2             | Family Room     | 17' x 18'3"    |
| 9       | 2     | Bedroom       | 11' x 14'9"   | Hardwood     | 10 | 2             | 5-pc bath       | 5'9" x 14'9"   |
| 11      | 2     | Laundry       | 6'11" x 7'7"  | Ceramic Tile | 12 | 2             | Bedroom         | 11'1" x 16'8"  |
| 13      | B     | Storage       | 26' x 65'     | Concrete     |    |               |                 |                |

### Property Information

|                                               |                                                                                                                                                                                                                         |               |     |                          |                 |             |  |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----|--------------------------|-----------------|-------------|--|
| <b>Exist Prop:</b>                            | No                                                                                                                                                                                                                      | <b>PCDS:</b>  | Yes | <b>GST:</b>              |                 | <b>PST:</b> |  |
| <b>Energide Efficiency Evaluation Report:</b> | No                                                                                                                                                                                                                      |               |     | <b>Irrigated:</b>        |                 |             |  |
| <b>Construction:</b>                          | Wood Frame                                                                                                                                                                                                              |               |     | <b>Sep Entry:</b>        |                 |             |  |
| <b>Roof:</b>                                  | Asphalt Shingles                                                                                                                                                                                                        |               |     | <b>Bsmnt Ste #:</b>      |                 |             |  |
| <b>Exterior:</b>                              | Stucco                                                                                                                                                                                                                  |               |     |                          |                 |             |  |
| <b>Basement:</b>                              | Crawl, Unfinished                                                                                                                                                                                                       |               |     |                          |                 |             |  |
| <b>Bsmnt Walls:</b>                           | Concrete                                                                                                                                                                                                                |               |     |                          |                 |             |  |
| <b>Equip Incl:</b>                            | Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Garburator, Garage Door Opnr/Control(S), Microwave, Oven Built In, Satellite Dish, Shed(s), Window Treatment |               |     |                          |                 |             |  |
| <b>Features:</b>                              | Air Conditioner (Central), Air Exchanger, Humidifier, Heat Recovery Unit, Natural Gas Bbq Hookup, Sump Pump, T.V. Mounts, Underground Sprinkler                                                                         |               |     |                          |                 |             |  |
| <b>Outdoor:</b>                               | Balcony, Deck, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs                                                                                                                                                  |               |     | <b>Wtr Softner:</b>      |                 |             |  |
| <b>Heating:</b>                               | Forced Air, Natural Gas                                                                                                                                                                                                 |               |     | <b>Furnace:</b>          | Furnace Owned   |             |  |
| <b>Water Htr:</b>                             | Included/Gas                                                                                                                                                                                                            |               |     |                          |                 |             |  |
| <b>Fireplace:</b>                             | 1/Gas                                                                                                                                                                                                                   |               |     | <b>Tot Lot Area:</b>     | 2.95 Acres      |             |  |
| <b>Lot Width:</b>                             |                                                                                                                                                                                                                         | <b>Depth:</b> |     | <b>Insulated Garage:</b> | Fully Insulated |             |  |
| <b>Lot Desc:</b>                              | Backs on to Field/Open Space                                                                                                                                                                                            |               |     | <b>Heated Garage:</b>    | Yes             |             |  |
| <b>Gar/Prk:</b>                               | 2 Car Attached, RV Garage                                                                                                                                                                                               |               |     | <b>Park Sp:</b>          |                 |             |  |
| <b>Garage Size:</b>                           | x                                                                                                                                                                                                                       |               |     |                          |                 |             |  |
| <b>Driveway:</b>                              | Exposed Aggregate                                                                                                                                                                                                       |               |     |                          |                 |             |  |

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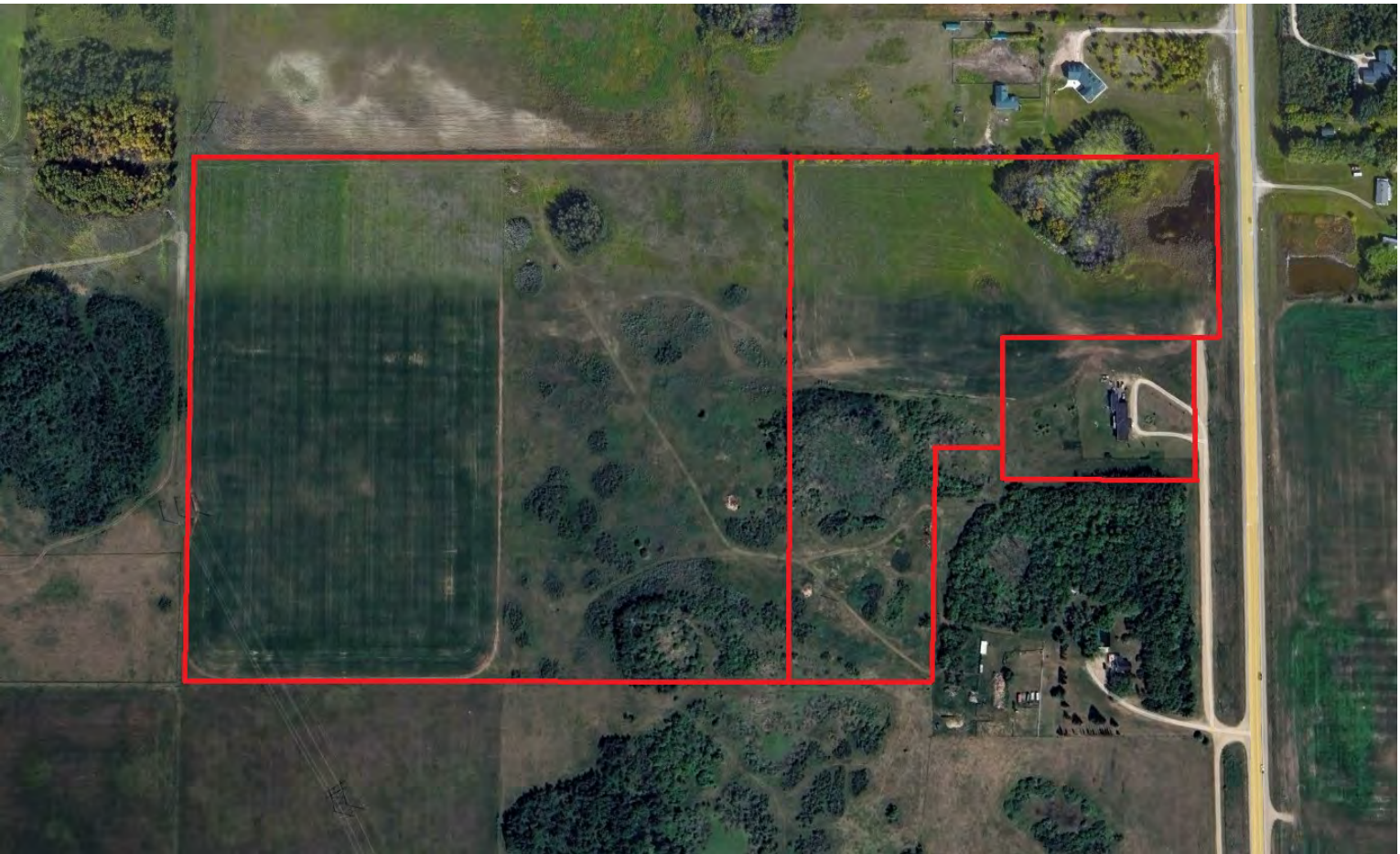
**Acreage Information**

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**Prop Offered:**  
**Mineral Rgts:** Not Included  
**Taxes Paid To:** RM 344 Corman Park  
**Topography:** Flat, Gently Rolling  
**Bush:** Some  
**Fences:** Some  
**Nearest Town:** Saskatoon  
**Dist to Elem:** 6-10  
**Wtr Supply:** Public Water Line  
**Sewer:** Mound, Septic Tank

**Land Lsd:** No  
**Trms of Lse:**  
**Sloughs:** Some  
**Dist to Town:** 5  
**School Bus:** Yes  
**Sump Pump:** Included

**Environ Audit:** No  
**Financial Oblig?:** No  
**Other Bldgs:** Well house, 8x10  
**Power:** Yes  
**Phone:** No  
**Dist to High Schl:** 6-10  
**Wtr Treat Equip:**  
**Svcs To Property:**

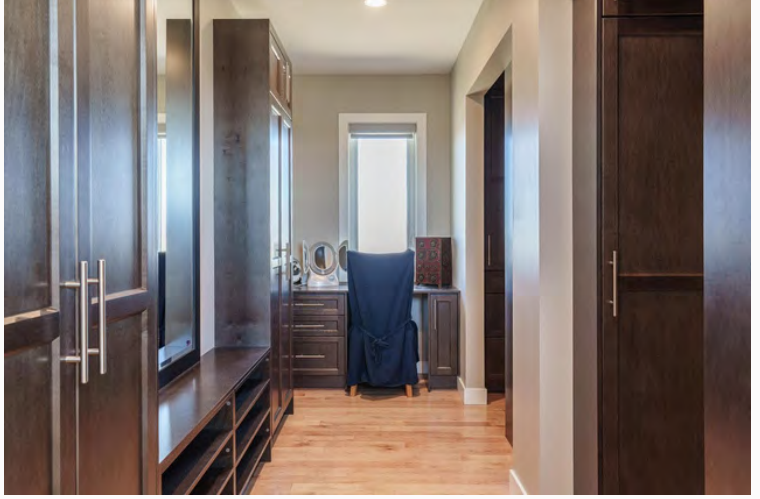


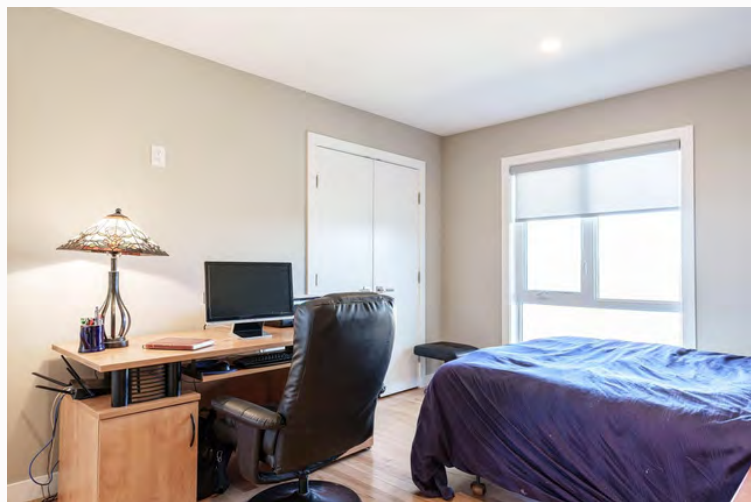








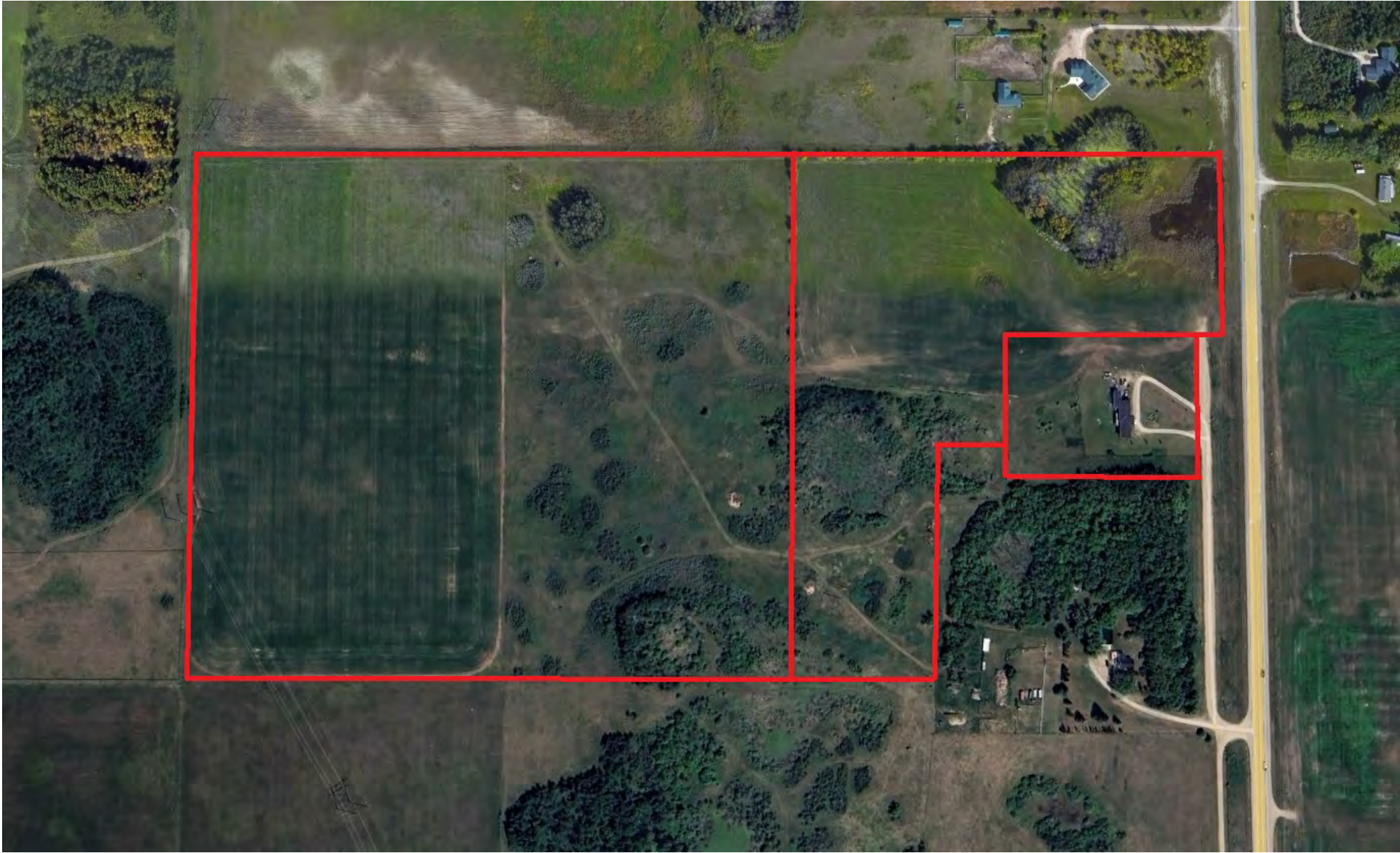


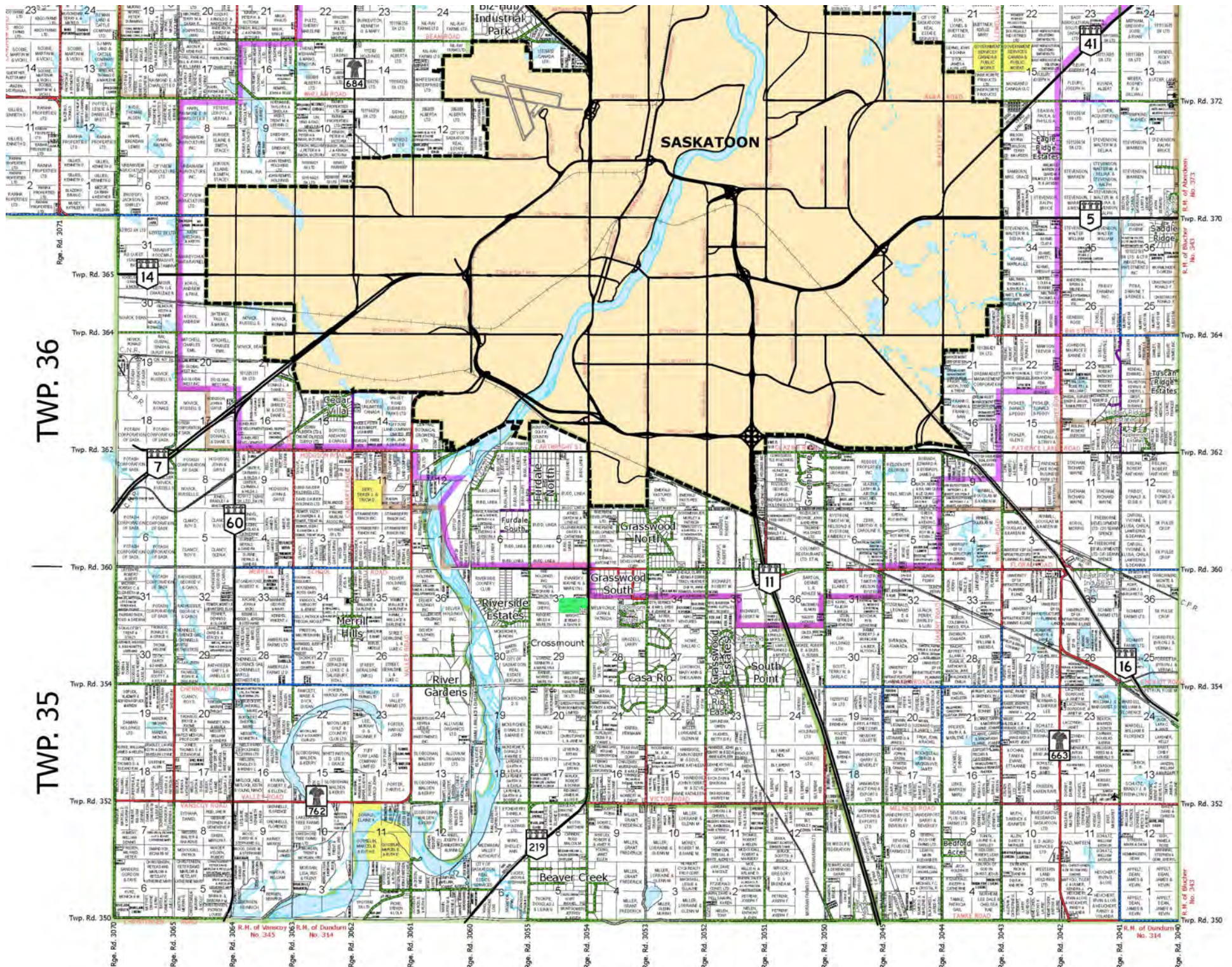












TWP. 3

TWP. 36

TWP. 35