



HAMMOND REALTY

\$2,400,000

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, 8th 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



Prop Type: Residential
SubType: Acreage
Tot Lnd Acr:
Style: 2 Storey
Bldg Type: House
Year Built: 2017
Beds: 3
SqFt: 3,000
Zoning: RES/Ag
Legal: Blk/Par B-Plan 102351394 Ext 0
Latitude: 52.047257
Location: Corman Park Rm No. 344
Postal Code: S7K 1M2
Possession: To be determined
Baths: 3
Levels AG: 2.0
Longitude: -106.672291
Ownership: Freehold
Tax Amt/Yr: \$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	Floor
1	M	Foyer	9'5" x 12'8"	Ceramic Tile	2	M	Living Room	19'2" x 16'11"	Hardwood
3	M	Dining Room	12'5" x 13'2"	Ceramic Tile	4	M	Kitchen	14'7" x 18'7"	Ceramic Tile
5	M	2-pc bath	6'2" x 6'2"	Ceramic Tile	6	2	Primary Bedroom	13'8" x 16'10"	Hardwood
7	2	5-pc en suite	5'9" x 14'9"	Ceramic Tile	8	2	Family Room	17' x 18'3"	Ceramic Tile
9	2	Bedroom	11' x 14'9"	Hardwood	10	2	5-pc bath	5'9" x 14'9"	Ceramic Tile
11	2	Laundry	6'11" x 7'7"	Ceramic Tile	12	2	Bedroom	11'1" x 16'8"	Ceramic Tile
13	B	Storage	26' x 65'	Concrete					

Property Information

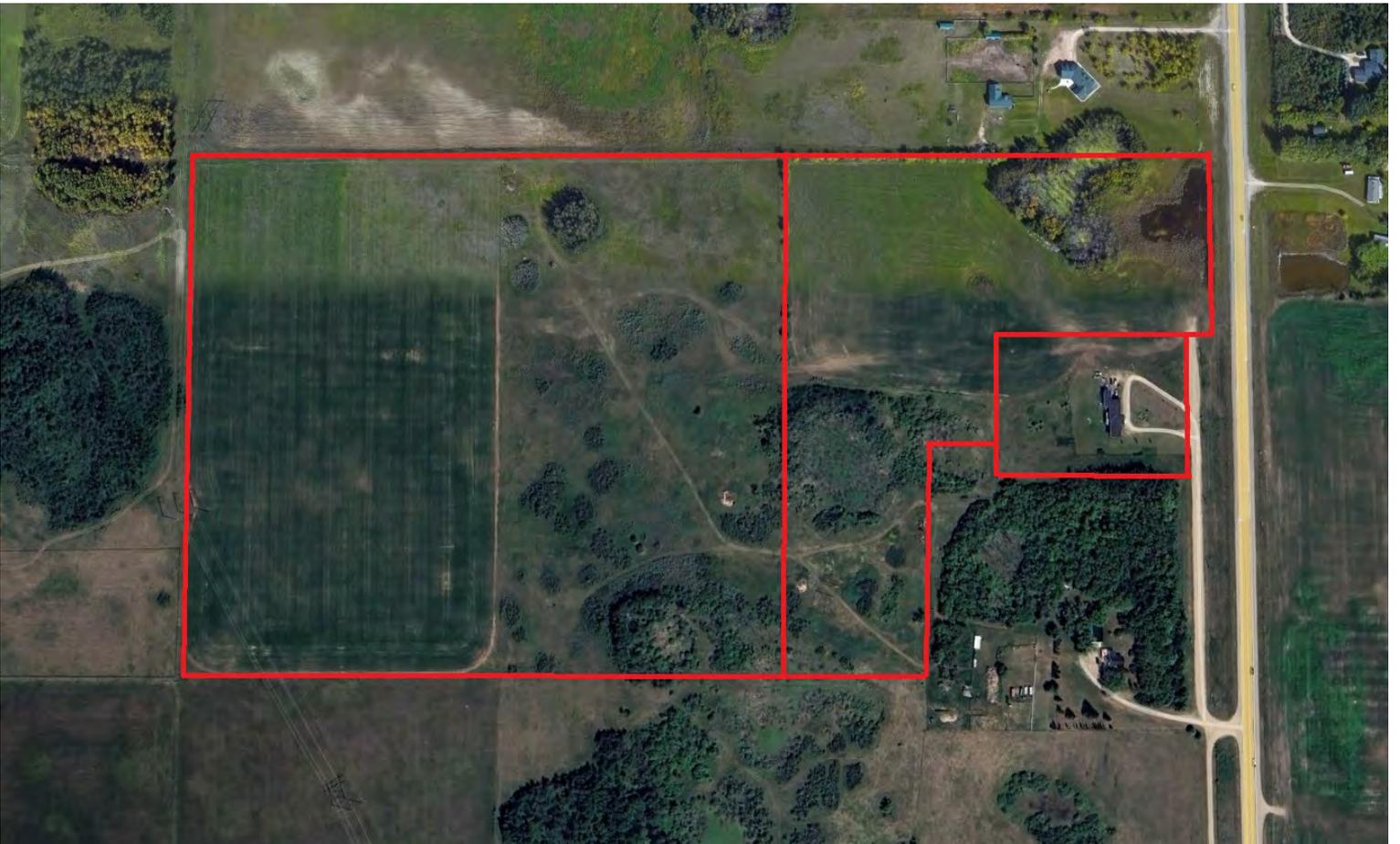
Exist Prop: No
Energide Efficiency Evaluation Report: No
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stucco
Basement: Crawl, Unfinished
Bsmnt Walls: Concrete
Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Garburator,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

Acreage Information

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:











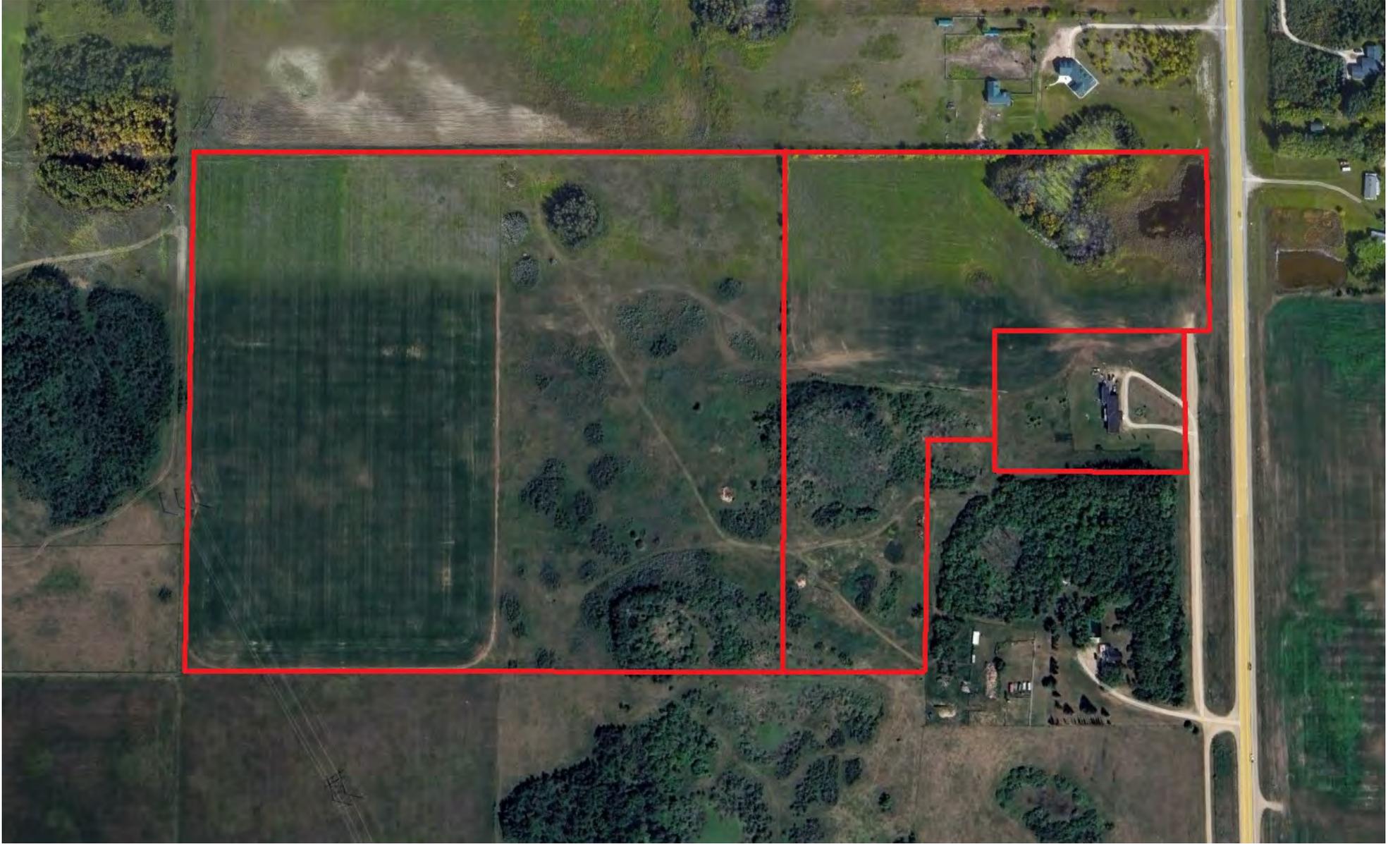


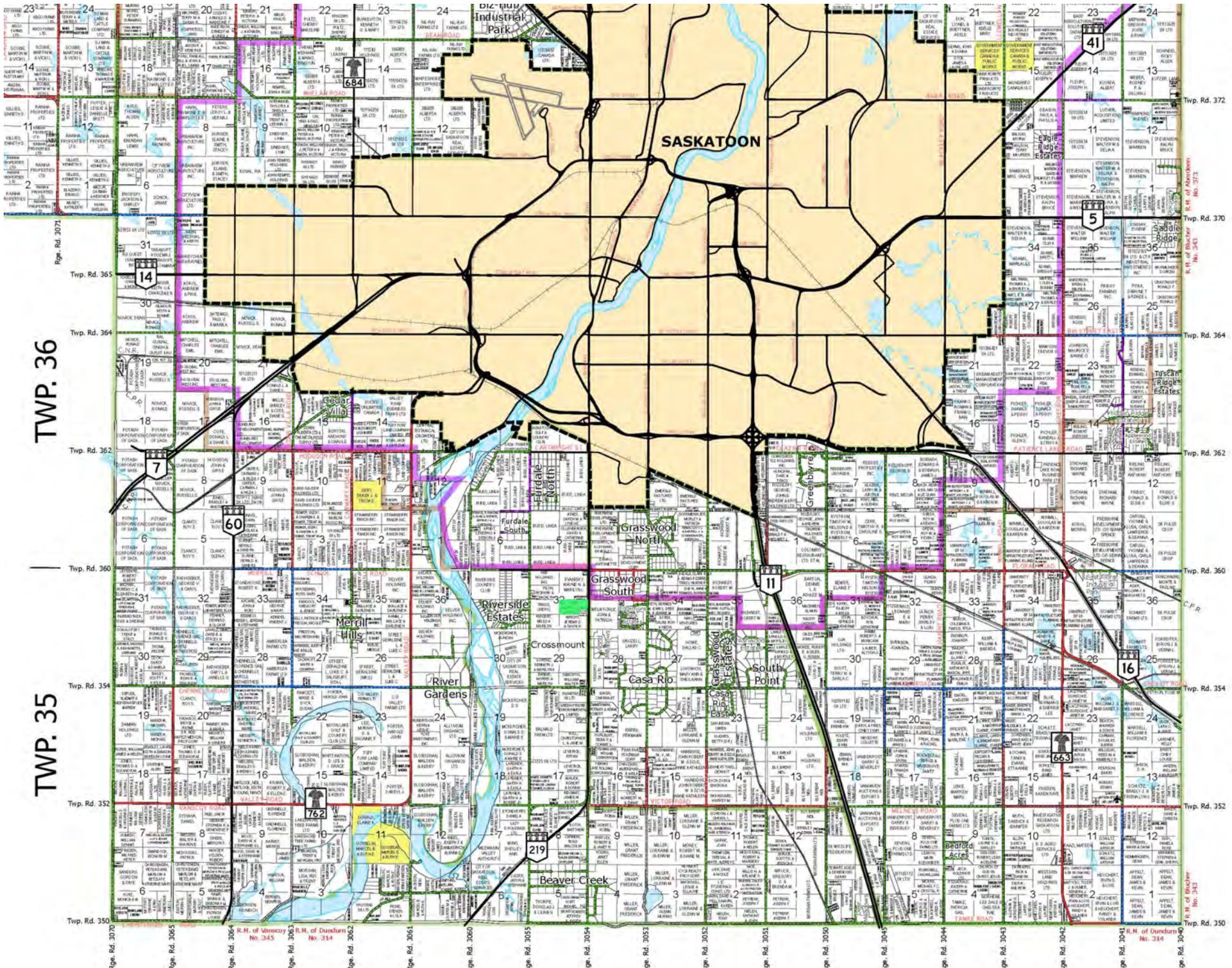












TWP. 36

TWP. 35

RGE. 6

RGE. 5

RGE. 4

TWP. 3

TWP. 36

TWP. 35

Twp. Rd. 372

Twp. Rd. 370

Twp. Rd. 364

Twp. Rd. 362

Twp. Rd. 360

Twp. Rd. 354

Twp. Rd. 352

Twp. Rd. 350

R. M. of Moose Jaw No. 345

R. M. of Dundurn No. 314

R. M. of Dundurn No. 314

R. M. of Moose Jaw No. 373

R. M. of Dundurn No. 343