



# HAMMOND REALTY

**\$329,000**

Baerg 10-acre Acreage, Smoky Burn/Carrot River



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### **Acreege Living with Room to Grow – 9.98 Acres on Hwy 55, East of Nipawin, SK**

Enjoy peaceful country living on this well-developed 9.98-acre property located just 55 miles east of Nipawin on Highway 55. This 1.5-storey, 1,980 sq. ft. home (1,440 sq. ft. main floor + 540 sq. ft. upper level), built in 1980 (portion), sits on a solid cement grey beam foundation with asphalt shingle roofing.

The home has a cellar with a sump pump, furnace, hot water heater, dehumidifier, and HVAC system. Appliances included: fridge, stove, washer, dryer, built-in dishwasher, air conditioner, air exchanger, and window treatments. Water is supplied by a 121' deep, 4" well producing 35 igpm.

Legal Land Description: Blk/Par B- Plan 102306305 Ext 0

#### **Outbuildings & Features:**

- **Shop (24' x 24')**: Wooden Quonset, insulated and lined, cement floor, 240V electric heater, 110V & 220V power.
- **Storage Shed (13' x 32')**: Cement floor, metal clad, power, metal roof.
- **Fuel Shed (12' x 16')**: Wood floor, metal clad, metal roof.
- **Chicken Coop (10' x 14')**, **Pole Shed (63' x 25')** with power and metal roof.
- **Wood Granary (12' x 16')** with metal roof.
- **Grain Storage**: 2 x 1,600 bu Behlen bins on cement; *optional* additional 8,250 bu capacity includes: 2,900 bu Behlen hopper bin, 2 x 2,000 bu Gobel bins (steel floors), 1 x 1,350 bu Westeel Rosco on hopper.

#### **Optional Expansion Opportunity:**

Adjacent 3.4-acre parcel (Surface Parcel #161834913) available for an additional \$25,000 to the buyer. Includes septic tank and approach, offering potential for future development or expanded yard use.

**Baerg 10-acre Acreage, Smoky Burn / Carrot River**



<b>Prop Type:</b>	Residential	<b>Location:</b>	Moose Range Rm No. 486
<b>SubType:</b>	Acreage	<b>Postal Code:</b>	SOE 0L0
<b>Tot Lnd Acr:</b>	9.98	<b>Possession:</b>	TBD
<b>WaterBody:</b>		<b>Baths:</b>	3
<b>Style:</b>	One 1/2	<b>Levels AG:</b>	2.0
<b>Bldg Type:</b>	House	<b>Longitude</b>	-103.051933
<b>Year Built:</b>	1980	<b>Ownership:</b>	Freehold
<b>Legal:</b>	Blk/Par B-Plan 102306305 Ext 0	<b>Tax Amt/Yr:</b>	\$0 / 2024
<b>Latitude</b>	53.363582		

**Service To Property:** Yes

**Service to Prop Comments:** Power and phone

**Public Remarks:** Enjoy peaceful country living on this well-developed 9.98-acre property located just 55 miles east of Nipawin on Highway 55. This 1.5-storey, 1,980 sq. ft. home (1,440 sq. ft. main floor + 540 sq. ft. upper level), built in 1980 (portion), sits on a solid cement grey beam foundation with asphalt shingle roofing. The home has a cellar with a sump pump, furnace, hot water heater, dehumidifier, and HVAC system. Appliances included: fridge, stove, washer, dryer, built-in dishwasher, air conditioner, air exchanger, and window treatments. Water is supplied by a 121' deep, 4" well producing 35 igpm. Legal Land Description: Blk/Par B- Plan 102306305 Ext 0  
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**Rooms Information**

<b>Beds:</b> 5			<b>Bathrooms:</b> 3			<b># Kitchens:</b> 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Office	7'5" x 6'9"	Carpet	2	M	Kitchen/Dining	13'5" x 23'3"	Hardwood
3	M	Utility Room	8' x 8'7"	Linoleum	4	M	Porch	12" x 6'10"	Linoleum
5	M	Bedroom	9'2" x 9'7"	Carpet	6	M	4-pc bath	5'2" x 13'2"	Linoleum
7	M	Primary Bedroom	11'6" x 11'8"	Carpet	8	M	Primary Bedroom	8'6" x 10'7"	Carpet
9	M	2-pc en suite	5'10" x 4'11"	Linoleum	10	M	Living Room	23'3" x 15'2"	Vinyl Plank
11	2	Recreation Room	10'11" x 15'3"	Carpet	12	2	Recreation Room	7'7" x 12'3"	Carpet
13	2	Bedroom	11'6" x 11'4"	Carpet	14	2	2-pc en suite	11'3" x 5'3"	Linoleum
15	2	Bedroom	12'2" x 7'6"	Vinyl Plank					

**Property Information**

<b>Exist Prop:</b>	No	<b>PCDS:</b>	Yes	<b>GST:</b>		<b>PST:</b>	
<b>Construction:</b>	Wood Frame						
<b>Roof:</b>	Asphalt Shingles						
<b>Exterior:</b>	Vinyl						
<b>Basement:</b>	Cellar, Unfinished						
<b>Bsmnt Walls:</b>	Concrete			<b>Sep Entry:</b>			
<b>Equip Incl:</b>	Fridge, Stove, Washer, Dryer, Dishwasher Built In, Shed(s), Window Treatment			<b>Bsmnt Ste #:</b>			
<b>Features:</b>	Air Exchanger, Sump Pump						
<b>Outdoor:</b>	Lawn Back, Lawn Front			<b>Wtr Softner:</b>			
<b>Heating:</b>	Baseboard, Forced Air			<b>Furnace:</b>	Furnace Owned		
<b>Water Htr:</b>	Included/Electric						
<b>Fireplace:</b>	1/Wood			<b>Tot Lot Area:</b>	9.98 Acres		
<b>Lot Width:</b>		<b>Depth:</b>					
<b>Lot Desc:</b>	Backs on to Field/Open Space			<b>Park Sp:</b>			
<b>Driveway:</b>	Gravel Drive						

**Acreage Information**

<b>Prop Offered:</b>		<b>Land Lsd:</b>	No	<b>Environ Audit:</b>	No
<b>Mineral Rgts:</b>	Not Included	<b>Trms of Lse:</b>		<b>Financial Oblig?:</b>	No
<b>Taxes Paid To:</b>	RM 486			<b>Other Bldgs:</b>	See comment
<b>Topography:</b>	Flat	<b>Sloughs:</b>	None	<b>Power:</b>	Yes
<b>Bush:</b>	Shelter Belt			<b>Phone:</b>	Yes
<b>Fences:</b>	Some	<b>Dist to Town:</b>	28 miles	<b>Yard Light:</b>	No
<b>Propane Tank:</b>		<b>School Bus:</b>		<b>Dist to High Schl:</b>	28 miles
<b>Nearest Town:</b>	Carrot River	<b>Sump Pump:</b>	Included	<b>Wtr Treat Equip:</b>	
<b>Dist to Elem:</b>	28 miles			<b>Svcs To Property:</b>	Yes
<b>Wtr Supply:</b>	Well				

**Sewer:** Liquid Surface Dis, Septic Tank  
**Srv To Prp Rem:** Power and phone

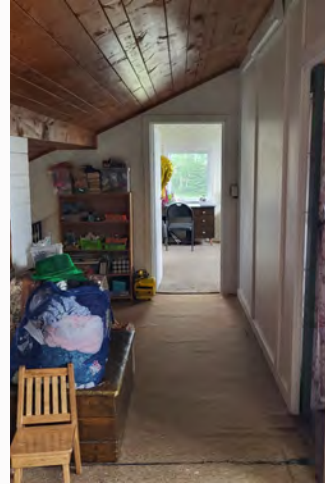
<b>RM</b>	<b>Parcel</b>	<b>Dir</b>	<b>Sec</b>	<b>TWP</b>	<b>RGE</b>	<b>Meridian</b>	<b># Acres</b>
Moose Range RM No. 486	203545234	NE	35	50	8	W2	9.98

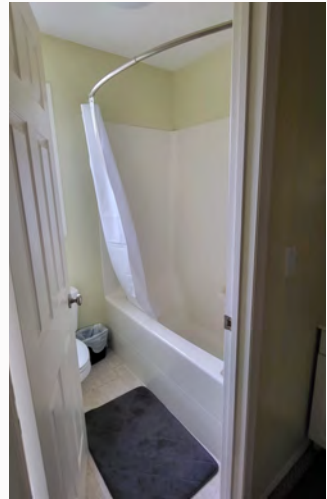
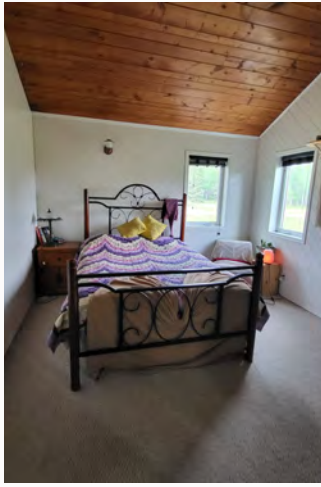
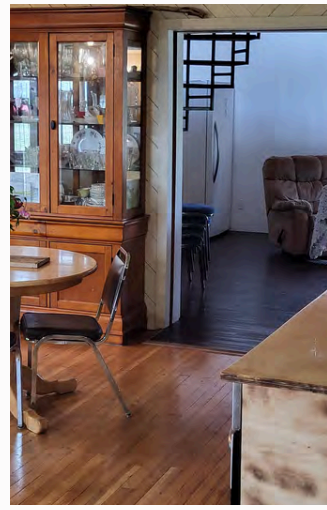
This information is believed to be reliable but should not be relied upon without verification.

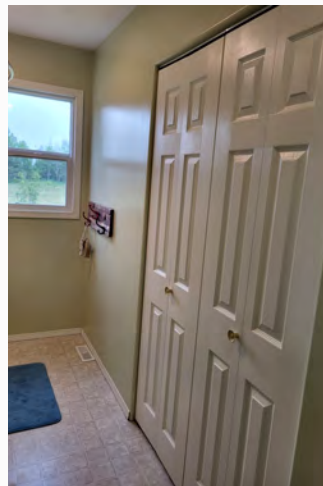














Google Earth

Image © 2025 CNES / Airbus

PTH



500 ft

