



# HAMMOND REALTY

**\$369,500**

Baerg 10-acre Acreage, Smoky Burn/Carrot River



**Kevin Jarrett**

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



HammondRealty.ca  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

### **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  
**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.

**Rooms Information**

<b>Beds:</b> 5	<b>Bathrooms:</b> 3	<b># Kitchens:</b> 1			
<b># Level Room</b>	<b>Size</b>	<b>Floor</b>	<b># Level Room</b>	<b>Size</b>	<b>Floor</b>
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>Sep Entry:</b>	
<b>Roof:</b> Asphalt Shingles		<b>Bsmnt Ste #:</b>	
<b>Exterior:</b> Vinyl		<b>Wtr Softner:</b>	
<b>Basement:</b> Cellar, Unfinished		<b>Furnace:</b> Furnace Owned	
<b>Bsmnt Walls:</b> Concrete		<b>Tot Lot Area:</b> 9.98 Acres	
<b>Equip Incl:</b> Fridge, Stove, Washer, Dryer, Dishwasher Built In, Shed(s), Window Treatment		<b>Park Sp:</b>	
<b>Features:</b> Air Exchanger, Sump Pump			
<b>Outdoor:</b> Lawn Back, Lawn Front			
<b>Heating:</b> Baseboard, Forced Air			
<b>Water Htr:</b> Included/Electric			
<b>Fireplace:</b> 1/Wood			
<b>Lot Width:</b>	<b>Depth:</b>		
<b>Lot Desc:</b> Backs on to Field/Open Space			
<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>Sloughs:</b> None	<b>Other Bldgs:</b> See comment
<b>Topography:</b> Flat		<b>Dist to Town:</b> 28 miles	<b>Power:</b> Yes
<b>Bush:</b> Shelter Belt		<b>School Bus:</b>	<b>Phone:</b> Yes
<b>Fences:</b> Some		<b>Sump Pump:</b> Included	<b>Yard Light:</b> No
<b>Propane Tank:</b>			<b>Dist to High Schl:</b> 28 miles
<b>Nearest Town:</b> Carrot River			<b>Wtr Treat Equip:</b>
<b>Dist to Elem:</b> 28 miles			<b>Svcs To Property:</b> Yes
<b>Wtr Supply:</b> Well			

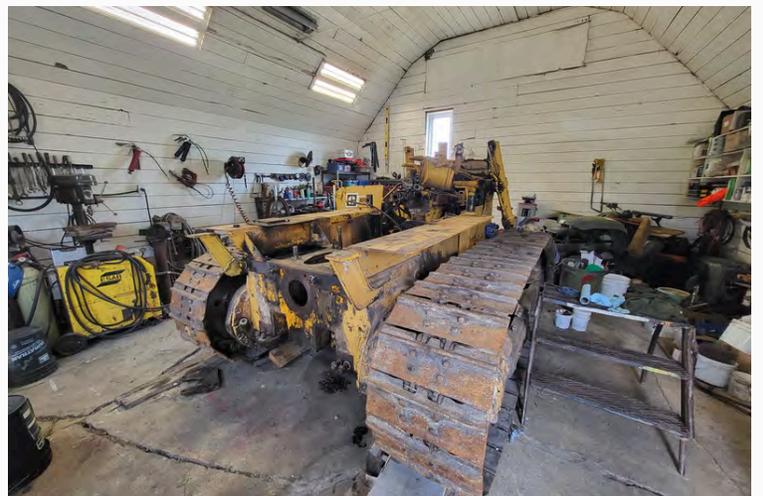
**Sewer:** Liquid Surface Dis, Septic Tank  
**Srv To Prp Rem:** Power and phone

<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

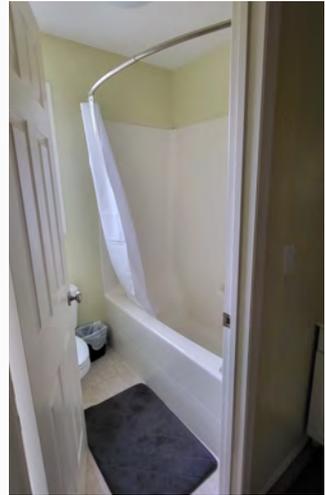
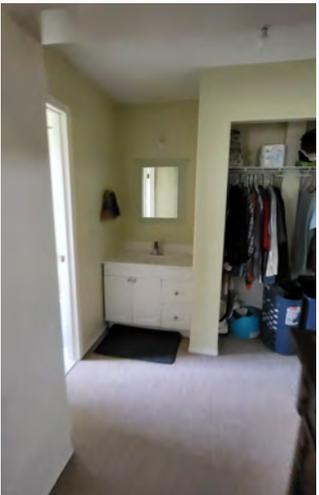
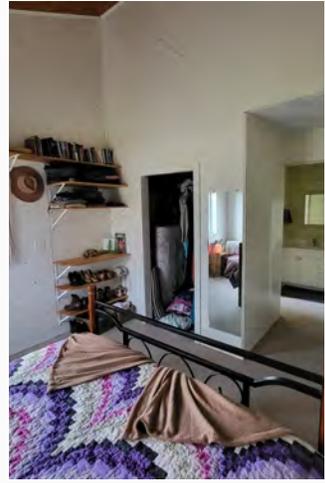
This information is believed to be reliable but should not be relied upon without verification.















PTH

Google Earth

Image © 2025 CNES / Airbus



500 ft

