



HAMMOND
REALTY

\$760,000

Nipawin 80-acre Farmyard /Ranch



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Location

Eight km east of Nipawin on Highway 55 and five km north.
19 km southwest of the Resort Village of Tobin Lake.
Eight km southwest of Gingara Subdivision on Tobin Lake.

Property Description

This 80-acre farmland parcel is ideally suited as either a working ranch, as it currently exists, or as a residential acreage.

The well treed, attractive yardsite is improved with a 1981 built, 1,561 square foot, four-bedroom bungalow, two car detached garage, storage shed, grain bins, two cattle shelters, corrals, steel cattle handling equipment, well water to corral area with heated bowls. The entire parcel is perimeter fenced with very good quality barbed wire and about 150 additional fenceposts included in the sale.

Soils are mapped as White Fox association, within the Dark Grey soil zone, with about 15 acres currently cultivated although 55 acres potentially arable with Final Rating of 45 points per cultivated acre, per assessment data.

Opportunity for purchaser to assume additional privately leased farmland, subject to third-party consent; seller will not provide lease details prior to an accepted offer.

Farmland

South Half SW-21-51-13-W2, Rural Municipality of Nipawin #487

79.81 title acres.

55 potentially arable acres, per assessment data.

White Fox soil association; Final Rating 45 points per cultivated acre.

Assessed Value \$186,600 (land).

Dwelling

1981 built bungalow.

1,561 square feet, four bedrooms, including walk-in closet in primary bedroom, two full baths, main floor laundry, natural gas energy efficient furnace and water heater, central air conditioning, water softener.

Readily accessible for wheelchair use.

Upgrades include triple pane PVC windows, flooring, large east deck, septic tank.

Utility basement, 16'x16'.



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Detached Garage

24x40x10', metal clad, concrete floor, insulated and lined, overhead door with opener.

Cold Storage Building

25x32x12', metal clad, post frame, gravel floor, 11' high opening.

Grain Bins

2 – new 10,000 bushel hoppers, with aeration and fan.

1 – 5,000 bushel hopper (welded).

1 – 4,000 bushel hopper with aeration and fan.

4 – 2,000 bushel hoppers, two with aeration and fans.

Cattle Equipment

1 – 30x70x10', metal clad cattle shelter, new in 2022.

1 – 16x48x10' cattle shelter.

Wood rail and steel corral area, very good condition. About 150 additional fenceposts also included.

Two heated watering bowls fed from well.

New steel cattle handling equipment:

- Squeeze/head gate.
- Two alleys.
- One crowding tub.

Entire parcel is perimeter fenced with very good quality barbed wire.

Site Improvements

Natural Gas.

Well water, ample quantity, good quality.

Well water trenched to corral area, two heated bowls.

Buried septic tank, new 2025.

Well graveled and well treed yardsite.

Excellent ranch or residential acreage equipped for cattle or horses, located midway between Nipawin and Tobin Lake.

Also, one additional quarter section of farmland available separately; inquire with listing agent.

\$760,000 Total Asking Price



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
487	SH SW	21	51	13	2	0	79.81	15	80	55	0	0	25	\$93,300	White Fox	Fine Sandy Loam; Sandy Loam	45.0	K	17	\$2,128
Totals							79.81	15	80	55	0	0	25	\$93,300	Weighted Average Final Rating 45.0					\$2,128

Average per 160 acres \$186,600

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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





SW-21-51-13-W2



Earth

900 ft

