



\$1,450,000

North Saskatchewan Riverfront Estate – 59.7 Acres



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Langham	Location:	Saskatchewan
Title Acres (ISC):	59.7	Price:	\$1,450,000
\$/Titled Acres:	\$24,288.11	Farmland:	\$1,450,000
Enterprise:	Acreage		

Description

Exclusive North Saskatchewan Riverfront Estate – 59.7 Acres

Experience the ultimate prairie retreat with this rare 59.7-acre riverfront property in the RM of Corman Park No. 344. Located northwest of Langham, this expansive estate offers breathtaking views of the North Saskatchewan River and is perfectly equipped for both luxury living and agricultural pursuits.

The Residence

This meticulously maintained **1,560 sq. ft. bungalow**, built in **1994**, features a fully developed **walk-out basement**, doubling your functional living space.

Main Floor: Features a spacious kitchen and dining area with hardwood flooring, two bedrooms with plush carpeting, a dedicated laundry room, and a stunning sunroom with tiered views.

Basement: Includes two additional large bedrooms, a sprawling family room with tile flooring, a wood stove for cozy winters, and significant storage space.

Garage: A fully insulated 28' x 23' double attached garage ensures your vehicles are protected year-round.

Exceptional Outbuildings & Infrastructure The property is a turn-key setup for livestock or hobby farming, featuring high-quality structures.

Barn/Shop (40' x 34'): A unique dual-level structure with a shop on top and a barn below. The barn features cement walls, stalls, and pens, while the shop includes wood walls/floors, stucco exterior, and asphalt shingles.

Specialized Equipment: Includes a walk-in cooler (8'3" x 12'6"), an oat bin, working water bowls, a cattle squeeze, and an alley system.

Additional Amenities: A greenhouse for gardening enthusiasts and a dedicated kids' play structure.

Land & Location The terrain is gently rolling to hilly, consisting of 57 acres of pastureland and a 3-acre yard site.

Water Security: Features a crib in-river pump that supplies water directly to the barn and house.

Privacy & Access: Enjoy complete seclusion with a property that is fully fenced (cable and barb). The estate is conveniently located just 4.8 km from local schools and the town of Langham.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		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	Class	Risk Zone	Property Taxes
344	SW	32	39	7	3	98	59.7	60	0	0	57	3	\$43,300	Weyburn	Loam		J	18	\$3,868.76
Totals							59.7	60	0	0	57	3	\$43,300	Weighted Average Final Rating					\$3,868.76

Average per 160 acres \$115,467

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>

North Saskatchewan Riverfront Estate - 59.7 acs.



Prop Type:	Residential	Location:	Corman Park Rm No. 344
SubType:	Acreage	Postal Code:	S0K 2L0
Tot Lnd Acr:	59.7	Possession:	TBD
WaterBody:		Baths:	3
Style:	2 Storey	Levels AG:	1.0
Bldg Type:	House	Longitude	-106.983072
Year Built:	1994	Tax Amt/Yr:	\$3,869 / 2025
Beds:	3		
SqFt:	1,560		
Zoning:	Ag/Residential		
Legal:	SW 32-39-7 W3 Ext 98		
Latitude	52.393811		
Ownership:	Freehold		

Service To Property: Yes

Service to Prop Comments: Power & Phone

Public Remarks: Exclusive North Saskatchewan Riverfront Estate – 59.7 Acres Experience the ultimate prairie retreat with this rare 59.7-acre riverfront property in the RM of Corman Park No. 344. Located northwest of Langham, this expansive estate offers breathtaking views of the North Saskatchewan River and is perfectly equipped for both luxury living and agricultural pursuits. The Residence This meticulously maintained 1,560 sq. ft. bungalow, built in 1994, features a fully developed walk-out basement, doubling your functional living space. Main Floor: Features a spacious kitchen and dining area with hardwood flooring, two bedrooms with plush carpeting, a dedicated laundry room, and a stunning sunroom with tiered views. Basement: Includes two additional large bedrooms, a sprawling family room with tile flooring, a wood stove for cozy winters, and significant storage space. Garage: A fully insulated 28' x 23' double attached garage ensures your vehicles are protected year-round. Exceptional Outbuildings & Infrastructure The property is a turn-key setup for livestock or hobby farming, featuring high-quality structures. Barn/Shop (40' x 34'): A unique dual-level structure with a shop on top and a barn below. The barn features cement walls, stalls, and pens, while the shop includes wood walls/floors, stucco exterior, and asphalt shingles. Specialized Equipment: Includes a walk-in cooler (8'3" x 12'6"), an oat bin, working water bowls, a cattle squeeze, and an alley system. Additional Amenities: A greenhouse for gardening enthusiasts and a dedicated kids' play structure. Land & Location The terrain is gently rolling to hilly, consisting of 57 acres of pastureland and a 3-acre yard site. Water Security: Features a crib in-river pump that supplies water directly to the barn and house. Enjoy complete seclusion with a property that is fully fenced (cable and barb).

Directions: The estate is conveniently located just 4.8 km from local schools and the town of Langham.

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Bedroom	12'5" x 14	Carpet	2	M	Bedroom	11'6" x 9'6"	Carpet
3	M	Laundry	7'7" x 7'9"	Linoleum	4	M	Kitchen	15 x 12	Hardwood
5	M	Dining Room	11'6" x 12'6"	Hardwood	6	M	Living Room	15 x 18	Carpet
7	M	Sun Room	15 x 9'5"	Vinyl Plank	8	M	2-pc bath	7'7" x 3'4"	Laminate
9	M	4-pc bath	13' x 8'6"	Tile	10	B	Bonus Room	15'3" x 11'7"	Carpet
11	B	Family Room	25'2" x 12	Tile	12	B	Bedroom	14'11" x 14'11"	Carpet
13	B	3-pc bath	13 x 4'11"	Linoleum	14	B	Storage	14'6" x 13'11"	Linoleum
15	B	Utility Room	12'11" x 8	Concrete					

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuid Efficiency Evaluation Report:	No	Irrigated:					
Construction:	Wood Frame						
Roof:	Shake						
Exterior:	Stucco						
Basement:	Walkout, Partially Finished			Sep Entry:			
Bsmnt Walls:	Concrete			Bsmnt Ste #:			
Equip Incl:	Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Dryer, Freezer, Fridge, Garage Door Opnr/Control(S), Garburator, Microwave, Oven Built In, Satellite Dish, Stove, Vac Power Nozzle, Washer, Window Treatment						
Features:	220 Volt Plug, Air Exchanger, Floating Shelves, Play Structures						
Outdoor:	Balcony, Firepit, Lawn Back, Lawn Front, Patio, Trees/Shrubs						
Heating:	Baseboard, Electric, Forced Air, Wood			Wtr Softner:			
Water Htr:	Included/Electric						
Heating Source Rented?:		Heating Source Rented Description:		Tot Lot Area:	59.70 Acres		
Lot Width:		Depth:					
Lot Desc:	Backs on to Field/Open Space, Waterfront						
Gar/Prk:	2 Car Attached						
Garage Size:	28.0 x 23.0						
Gar Door WIFI:	No						
Driveway:	Gravel Drive						
Monitoring Discl:	None						
		Insulated Garage:	Fully Insulated				
		Heated Garage:	No				
		Park Sp:					

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No			
Mineral Rgts:		Trms of Lse:		Financial Oblig?:	No			
Taxes Paid To:	RM 344			Other Bldgs:				
Topography:	Flat, Gently Rolling	Sloughs:	Some	Power:	Yes			
Bush:	Some			Phone:	Yes			
Fences:		Dist to Town:	4.8	Yard Light:	Yes			
Propane Tank:		School Bus:	Yes	Dist to High Schl:	4.8			
Nearest Town:	Langham	Sump Pump:		Wtr Treat Equip:				
Dist to Elem:	4.8			Svcs To Property:	Yes			
Wtr Supply:	Cistern, Other							
Sewer:	Liquid Surface Dis, Septic Tank							
Srv To Prp Rem:	Power & Phone							
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Corman Park RM No. 344		203451094	SW	32	39	7	W3	59.70

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































