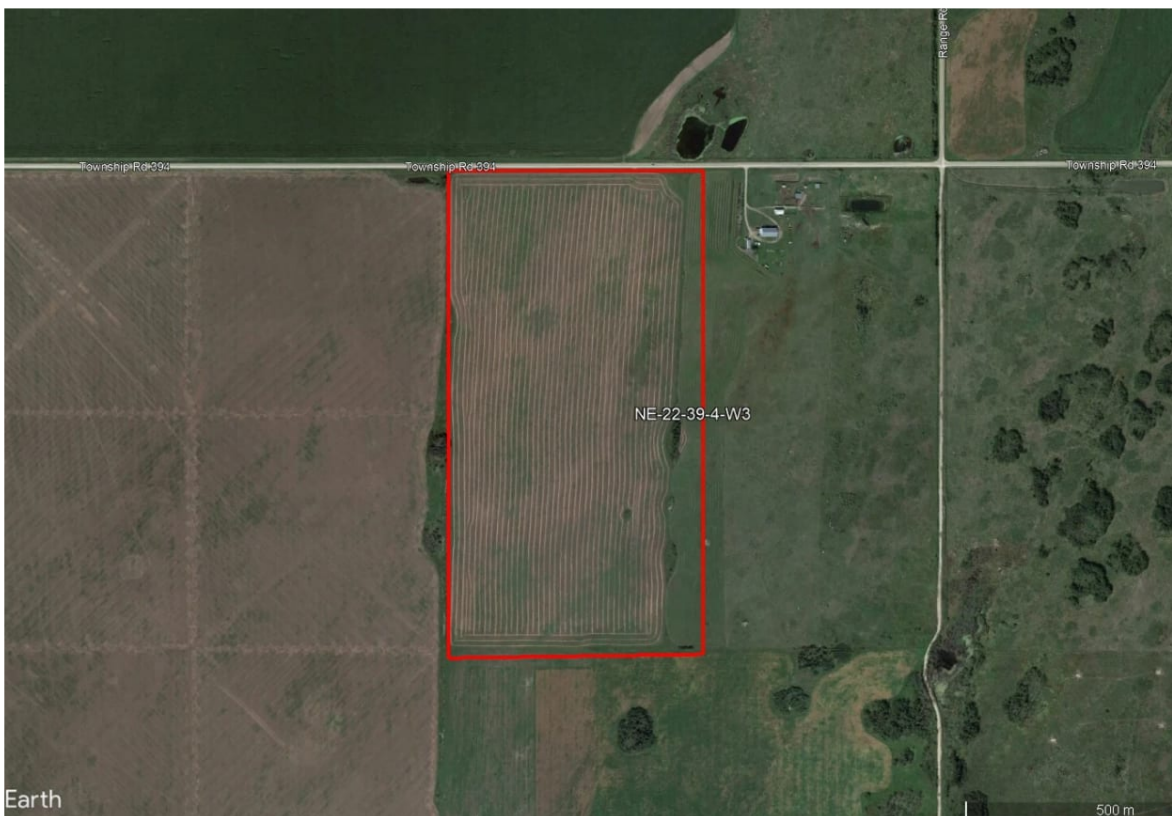




\$450,000

Osler 81 Acres Farmland with Acreage Potential



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Osler	Location:	Saskatchewan
MLS Number:	SK044610	Title Acres (ISC):	81
Cultivated Acres:	80	Soil Final Rating:	31.4
Price:	\$450,000	\$/Titled Acres:	\$5,555.56
Avg AV/Qtr:	\$261,136	Farmland:	\$450,000
P/AV Multiple:	3.4		
Enterprise:	Grain		

Description

81 Acres of Productive Farmland with Acreage Potential Near Osler

Located just 1.5 miles east of Osler and only 15 miles northeast of Saskatoon, this 80.67-title-acre parcel offers an excellent combination of productive farmland, outstanding accessibility, and long-term potential. With quick access to Highway 11, the property is ideally situated for anyone seeking an acreage opportunity while maintaining agricultural use. The property is conveniently located near Osler, Warman, and Saskatoon.

The land consists of approximately 80 cultivated acres with productive thin black Whitesand association soils featuring a gravelly loam texture, level topography, and a weighted soil final rating of 43.96. The property was seeded to canola in 2024 and barley in 2025 and has been well maintained. Crop Insurance Rating: K.

The AR1 (Agricultural Residential 1) zoning allows both agricultural and residential uses, making this an attractive opportunity for buyers looking to build a country home with convenient access to Highway 11 while remaining within an easy commute of Saskatoon. The parcel would also make an excellent addition to a neighbouring farming operation, providing an opportunity to expand an existing land base in this tightly held area.

Whether you are expanding your farming operation, looking for a strategically located investment, or searching for an ideal future acreage site close to Saskatoon, Warman, and Osler, this property presents an excellent opportunity.

Property Highlights:

- Excellent access from Highway 11
- Only minutes to Osler
- Approximately 10 minutes to Warman

- Approximately 20 minutes to Saskatoon
- AR1 Agricultural Residential zoning
- Approximately 80 cultivated acres
- Excellent potential for a country residential acreage
- Power and rural water pipeline borders property, natural gas nearby
- Excellent opportunity for neighbouring farmers to expand their land base

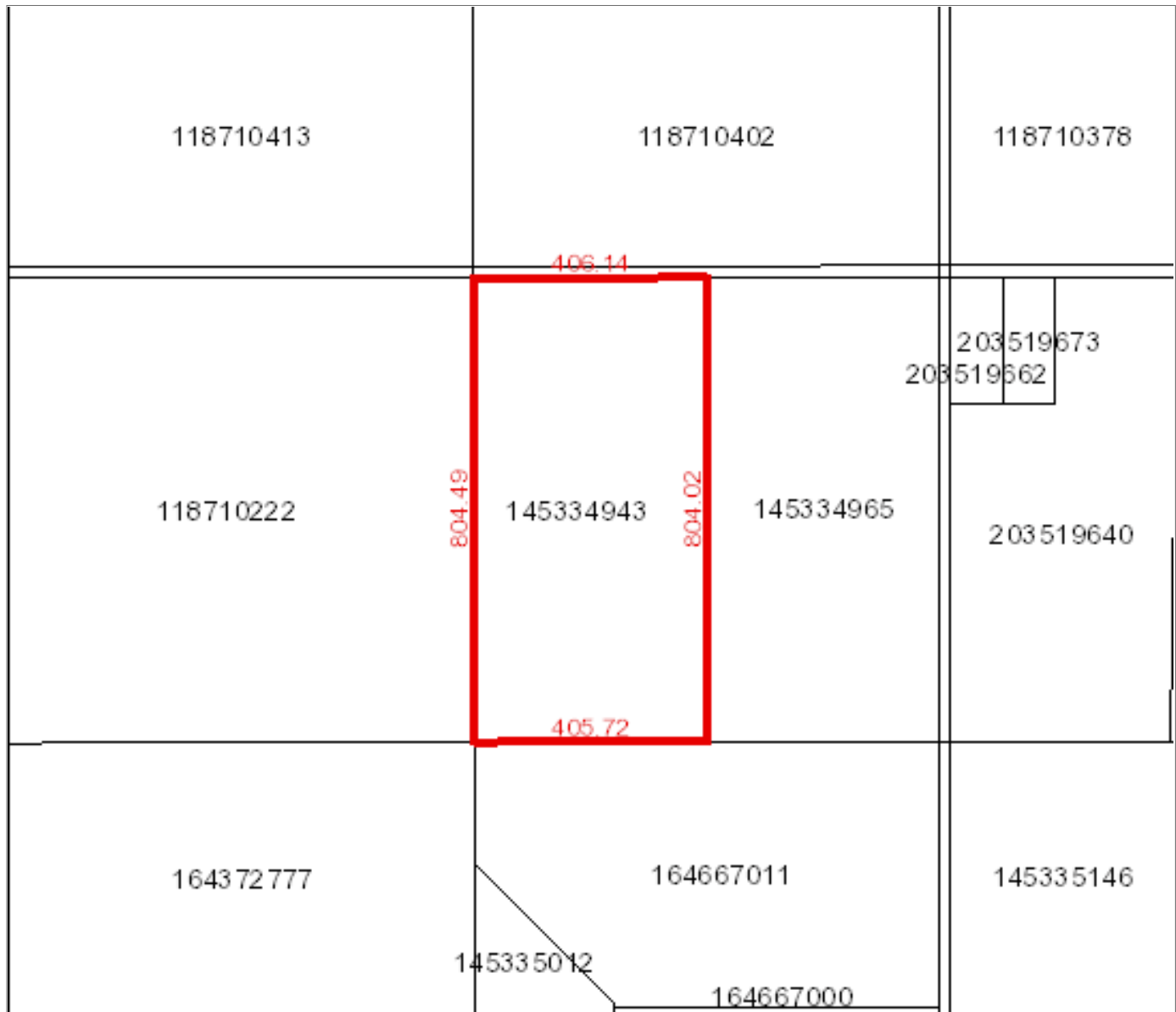
Price & Value:

- Asking Price: \$450,000
- Price per Title Acre: \$5,576
- Price per Cultivated Acre: \$5,625



Surface Parcel Number: 145334943

REQUEST DATE: Tue Sep 3 15:15:43 GMT-06:00 2024



Owner Name(s) : WIEBE, BILL

Municipality : RM OF CORMAN PARK NO. 344

Title Number(s) : 128505540

Parcel Class : Parcel (Generic)

Land Description : NE 22-39-04-3 Ext 115

Source Quarter Section : NE-22-39-04-3

Commodity/Unit : Not Applicable

Area : 32.647 hectares (80.67 acres)

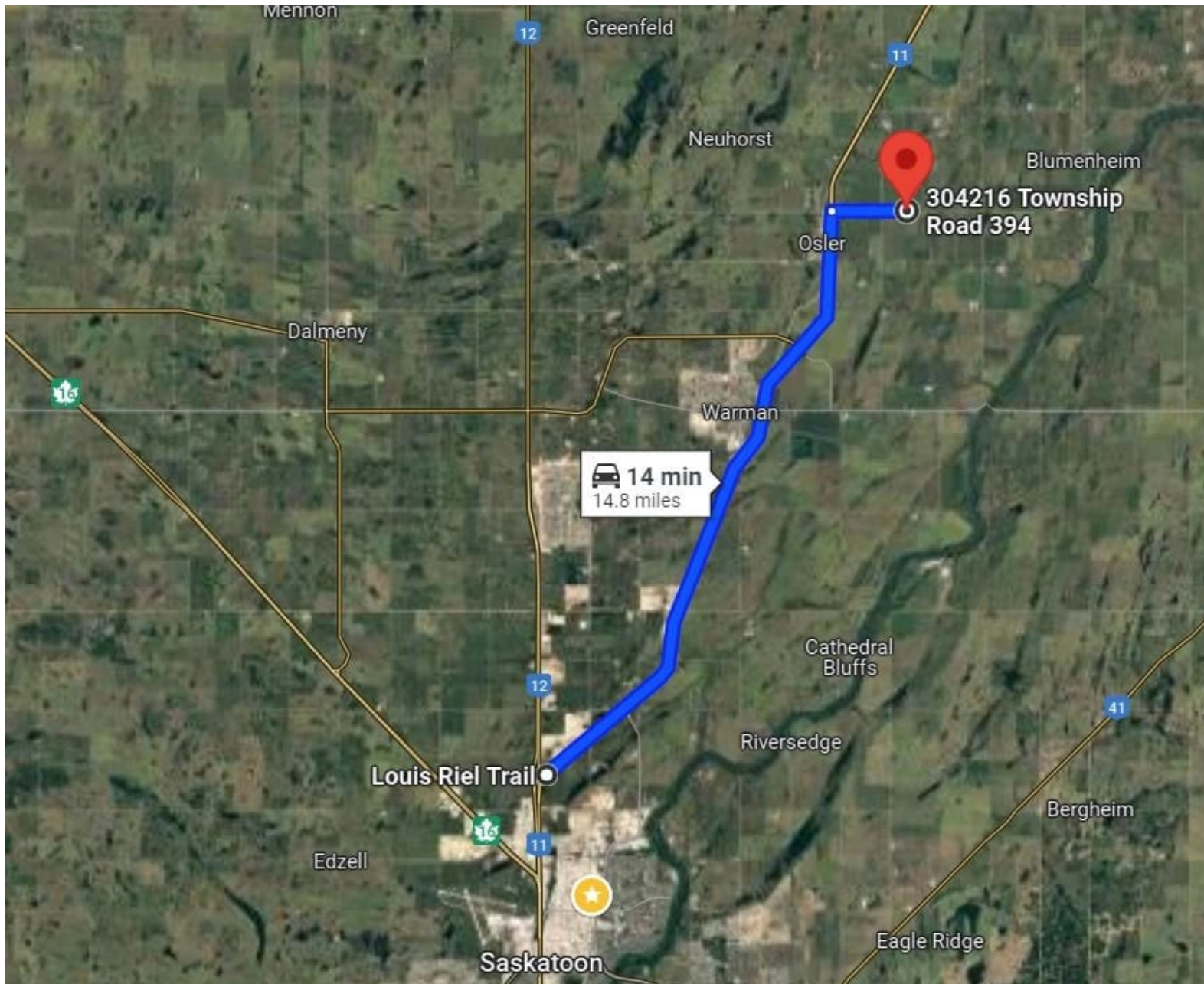
Converted Title Number : 02SA09604

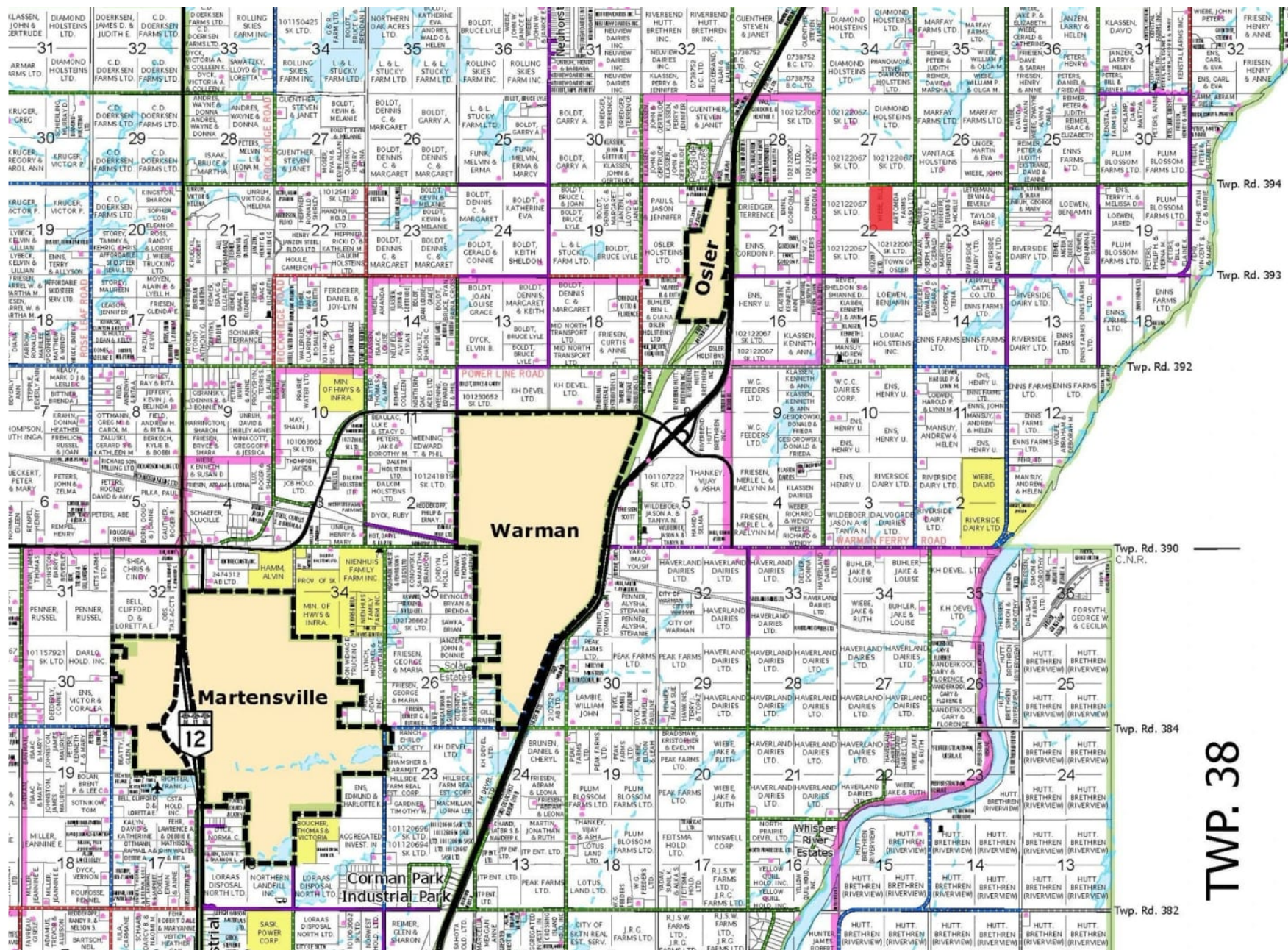
Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.









TWP. 38