$1,099,000

Pike Lake 40 acres Pastureland Hobby Farm





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 345 Vanscoy
Closest Town:	Pike Lake	**Location:**	Saskatchewan
Title Acres (ISC):	39.8	**Price:**	$1,125,000
$/Titled Acres:	$28,266.33		

Description

This impressive **40-acre equestrian acreage near Pike Lake** offers an exceptional combination of country living, privacy, and extensive horse facilities, all within convenient reach of Saskatoon. Situated just 1.5 km off pavement on a quiet no-exit road, the property features a spacious home with a private suite, multiple garages, reliable water systems, and a beautifully developed yard. Horse enthusiasts will appreciate the covered and outdoor riding arenas, well-equipped barn, multiple pastures, shelters, heated watering bowls, and established fencing. With significant improvements already completed and Pike Lake Provincial Park, schools, recreation, and everyday amenities nearby, this is a well-developed acreage ready for its next owners to enjoy.

House & Suite

- Home built in 1980 with double-framed/double 2x4 insulated walls (4 bedrooms and 2 bathrooms).
- Private suite completed in 2008 with 1 bedroom, 3-piece bathroom, kitchen, living room and separate entrance.
- 2 natural gas fireplaces — one upstairs and one in the suite.
- Natural gas plumbed for the stove and garage heater, with the option to accommodate a furnace.
- 2016 shingles.
- Wraparound Deck redone in 2026, approximately $20,000–$25,000 (1,200 sq. ft.).
- 6-person hot tub installed in 2022.
- 3-car detached garage plus 1-car attached garage.
- Playhouse/tree fort with 4 built-in bunks.
- Firepit and landscaped yard.

Land, Water & Services

- 40 acres, approximately 1.5 km off pavement.
- Located on a quiet no-exit road with very little traffic.
- 3 sand-point wells — 2 serving the house and 1 serving the barn; all pumps replaced within the last 7 years.
- Water treatment system with iron filter.
- Dedicated irrigation system for underground sprinklers in the main yard, including timers and controls.
- Septic pumped annually.

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Equestrian Facilities

- 72' × 110' covered riding arena, erected in 2021, with approximately 15 years of transferable warranty remaining.
- Good riding base and power.
- Barn includes 10 box stalls with potential for 12 (2 stalls were removed), plus a wash bay.
- Heated tack/utility room, plumbed for a water heater.
- Grain bin with auger directly into the feed room.
- Cement barn floor and asphalt shingles.
- Outdoor riding arena approximately 95' × 105'.
- 5 pastures.
- Front 20-acre pastures includes 6 shelters and 2 heated watering bowls.
- Back 20-acre pasture includes 1 heated watering bowl and high-tensile fencing.
- Back fencing and shelters redone in 2022 at an approximate cost of $20,000.
- Outdoor arena represents an approximate $150,000 investment.

Location & Amenities

- Approximately 5 km from Pike Lake Provincial Park, offering a lake, pool, camping, cross-country skiing and skating.
- Approximately 5 minutes from Pike Lake School (K–4), community hall and outdoor rink.
- Approximately 2 km from a gas station/convenience store.
- Approximately 15 minutes from west-side/Blairmore Walmart in Saskatoon.

Approximate Costs

- SaskEnergy: $55/month
- SaskPower: $550/month
- Property taxes: $3,925/year

Pike Lake 39 acs Pastureland Hobby Farm



Prop Type:	Farm	**Location:**	Vanscoy Rm No. 345
SubType:	Hobby	**Nearest Town:**	Pike Lake
Waterbody:			
Style:	Bi-Level	**Postal Code:**	S0M 1B0
Bldg Type:	House	**Possession:**	To be negotiated
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	39.80 / Acres		
Latitude:	51.939923	**Longitude:**	-106.851018
Ownership:		**Tax Amt/Yr:**	

Location Description
Blk/Par B Plan No 79S07211 Extension 0 E1/2 LSD 12 & 13 NW-19-34-06-W3 Surface Parcel #119760217

Public Remarks: This impressive 40-acre equestrian acreage near Pike Lake offers an exceptional combination of country living, privacy, and extensive horse facilities, all within convenient reach of Saskatoon. Situated just 1.5 km off pavement on a quiet no-exit road, the property features a spacious home with a private suite, multiple garages, reliable water systems, and a beautifully developed yard. Horse enthusiasts will appreciate the covered and outdoor riding arenas, well-equipped barn, multiple pastures, shelters, heated watering bowls, and established fencing. With significant improvements already completed and Pike Lake Provincial Park, schools, recreation, and everyday amenities nearby, this is a well-developed acreage ready for its next owners to enjoy. House & Suite • Home built in 1980 with double-framed/double 2x4 insulated walls (4 bedrooms and 2 bathrooms). • Private suite completed in 2008 with 1 bedroom, 3-piece bathroom, kitchen, living room and separate entrance. • 2 natural gas fireplaces — one upstairs and one in the suite. • Natural gas plumbed for the stove and garage heater, with the option to accommodate a furnace. • 2016 shingles. • Wraparound Deck redone in 2026, approximately $20,000–$25,000 (1,200 sq. ft.). • 6-person hot tub installed in 2022. • 3-car detached garage plus 1-car attached garage. • Playhouse/tree fort with 4 built-in bunks. • Firepit and landscaped yard. Land, Water & Services • 40 acres, approximately 1.5 km off pavement. • Located on a quiet no-exit road with very little traffic. • 3 sand-point wells — 2 serving the house and 1 serving the barn; all pumps replaced within the last 7 years. • Water treatment system with iron filter. • Dedicated irrigation system for underground sprinklers in the main yard, including timers and controls. • Septic pumped annually. ***Download Supplement for more information***
Directions: From intersection of Hwy 7 and Hwy 60, travel 17.5 km south on Hwy 60 to Bray Road, travel 1.4 km west on Bray Road to property on south side of road.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	Sl Stat
Vanscoy RM No. 345	119760217	LS	19	34	6	3		-	$39,000	$3,925	0.00	3.00	37.00	39.80	

Property Information

Existing Real Property Report:	No	**PCDS:**	Yes	**GST:**		**PST:**	
Env Audit:	No	**Marketing Quota:**	No	**Irrigated:**	No		
Livestk/Crop:	No	**Livestock Desc:**					
Bush:	Some			**Sloughs:**	Some		
Stones:	Some			**Wrkshp Ht:**			
Det Package:	Yes			**Drink Water:**	Yes	**Power:**	Yes
Phone:	Yes	**Yard Light:**	Yes			**Schl Bus:**	Yes
Distance To:		**Town:**	23	**High School:**	26	**Elem Schl:**	26
Other Outbldg:	Barn,Shed,Other						
Topography:	Gently Rolling						
Fences:	Complete, Fenced Yard, Rail, Other						
Propane Tank:	Not Included			**Wtr Treat:**	Included		
Water Supply:	Well						
Sewage Disp:	Liquid Surface Dis, Septic Tank						
Easements/ Restrictions							
Monitoring Disclosure:	None						

House Information

AG SqFt:	2,400	**Levels AG:**	1.0	**Year Built:**	1980	**Age Unknown:**	
# Rooms:		**# Bedrooms:**	4	**# Bathrooms:**	2	**Other Buildings:**	Barn,Shed,Oth
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Concrete						
Basement:	Full Basement, Partially Finished						
Base Walls:	Preserved Wood						
Heating:	Baseboard, Electric, In Floor, Natural Gas						
Water Heater:	Included			**Wtr Heat Type:**	Electric		

Heating Source Rented?: **Heating Source Rented Description:**
Water Soft: Included **Wtr Purifier:** Included
Fireplace: 2/Gas
Garage Size: 28 x 42 **Heated Garage:** No
Garage Desc: 1 Car Attached, 3 Car Detached
 # Gar Remotes: 4
Gar Door WIFI: No

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

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
345	NW	19	34	6	3	0	39.8	40		37		3	$39,000	Vera	Very Fine Sand		No	Rating	$3,925.00
						Totals	**39.8**	**40**	**0**	**37**	**0**	**3**	**$39,000**		**Weighted Average Final Rating**	**0.0**			**$3,925.00**

Average per 160 acres **$156,000**

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/

Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator

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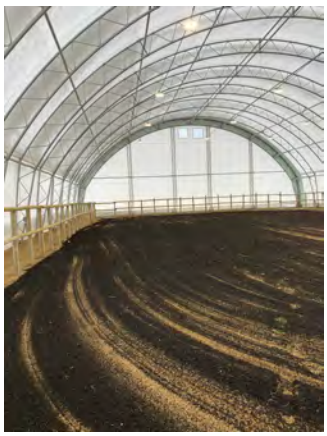




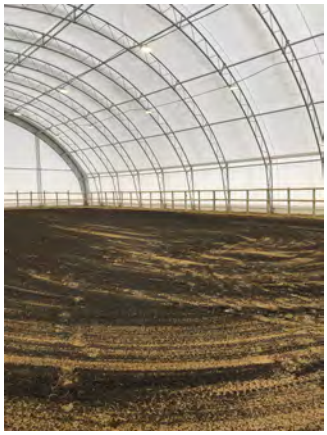




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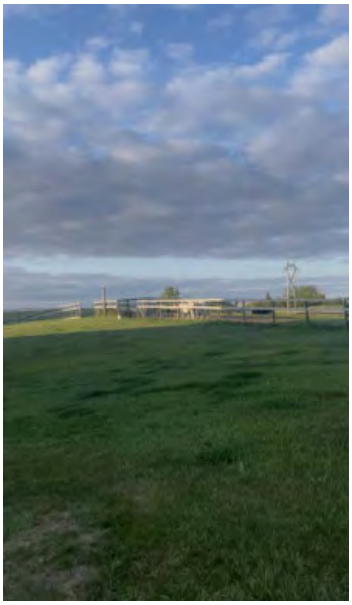


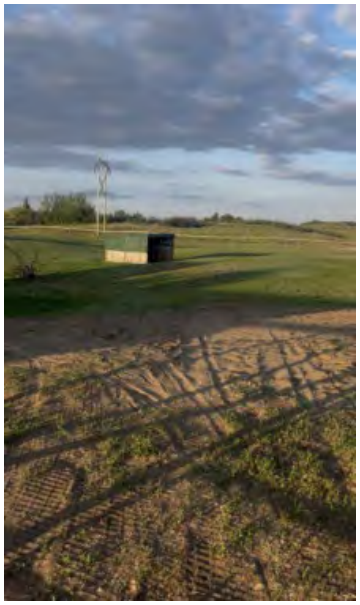
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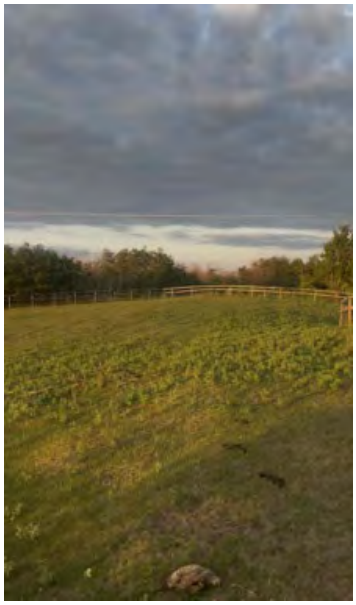


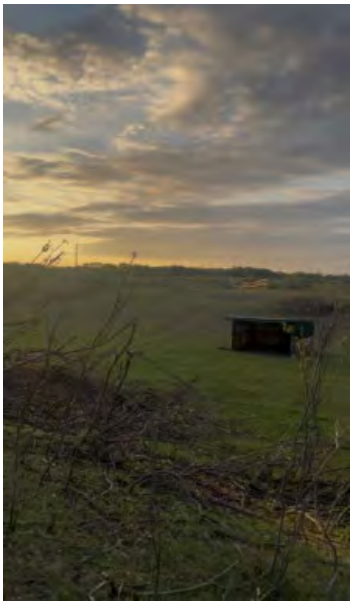




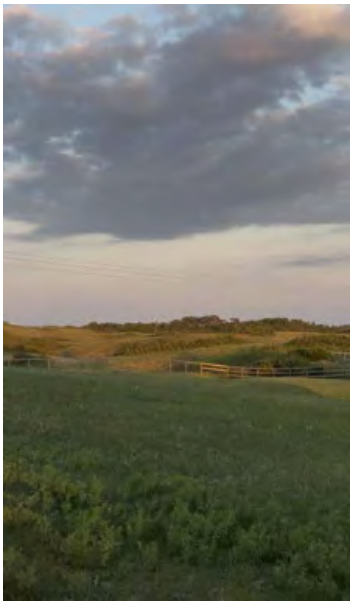


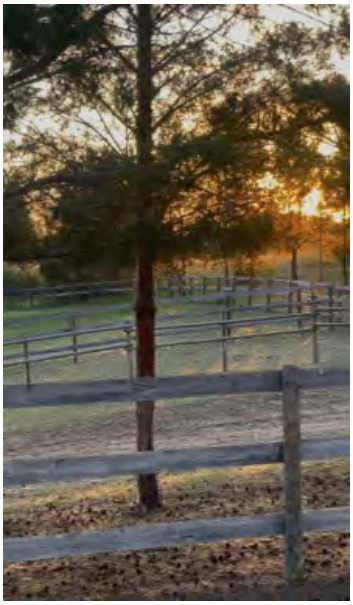


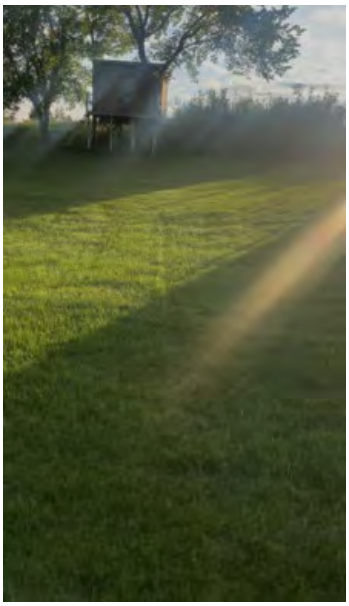












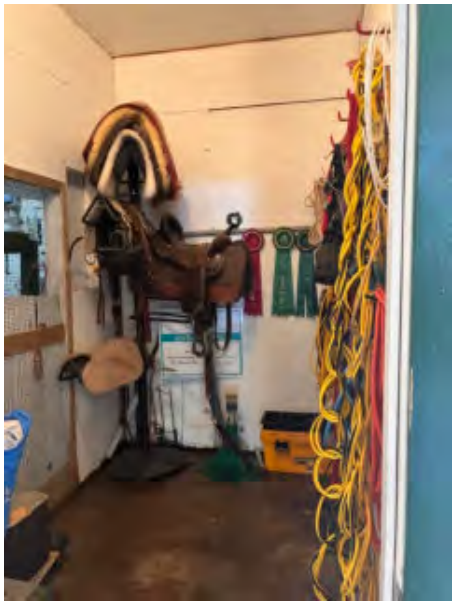


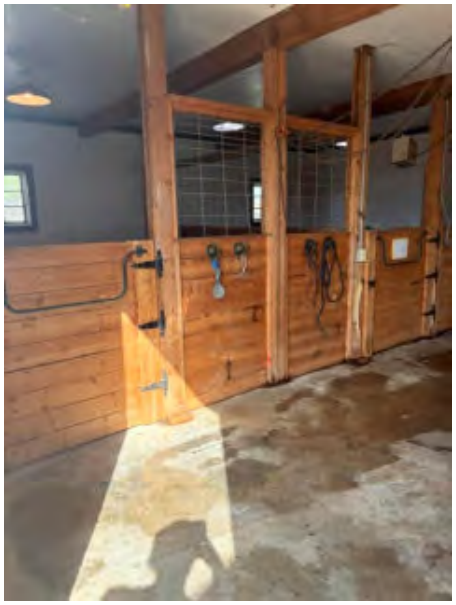


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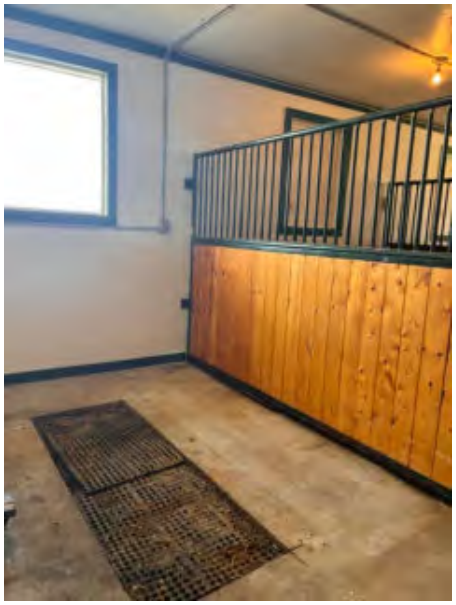


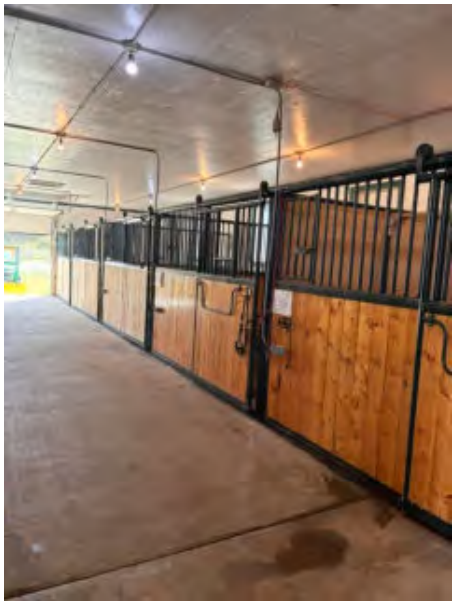






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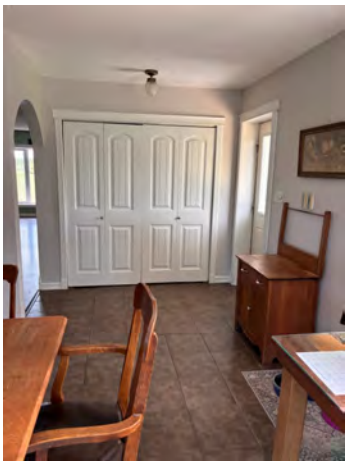






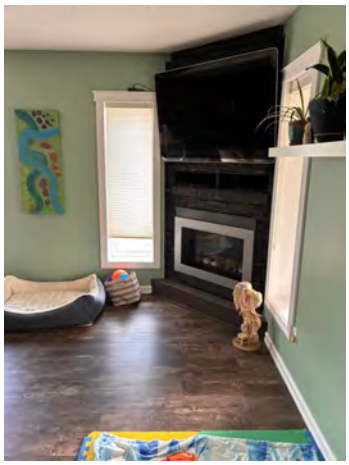


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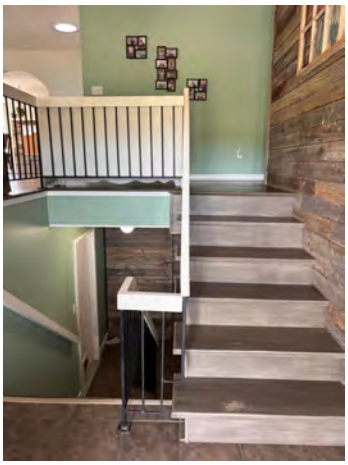




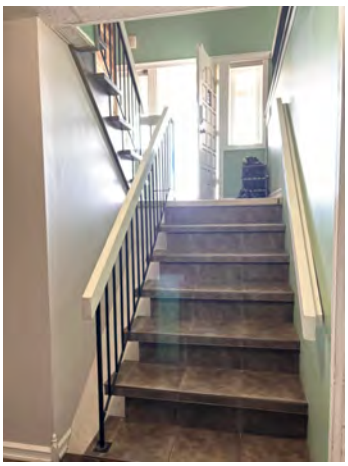
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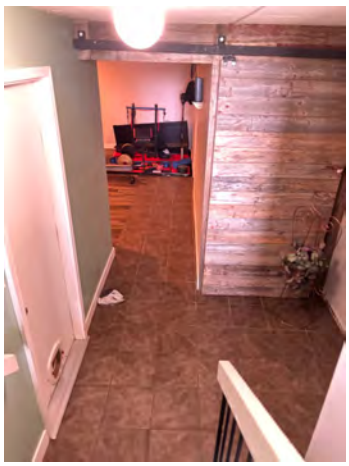


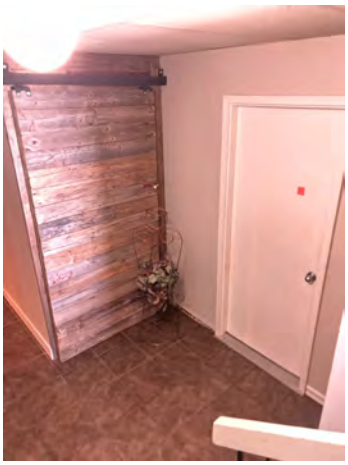






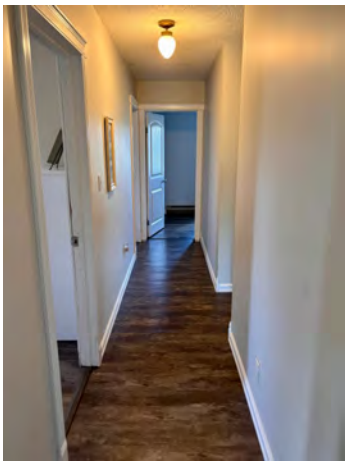




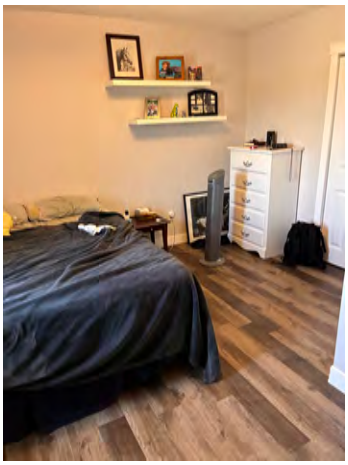


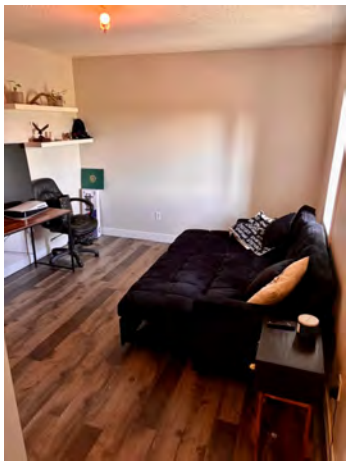


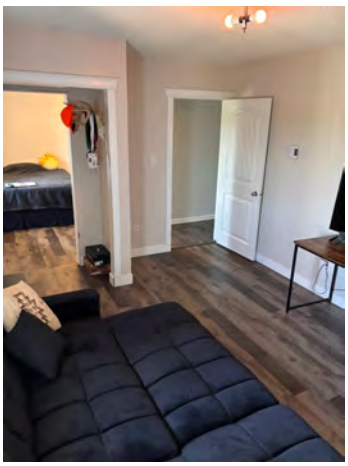
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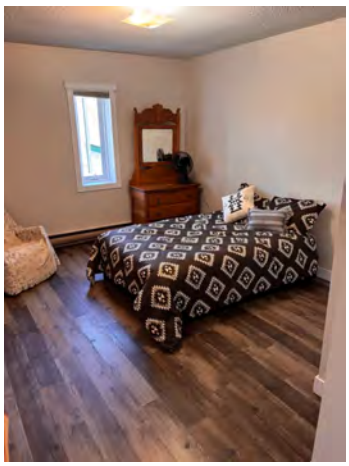










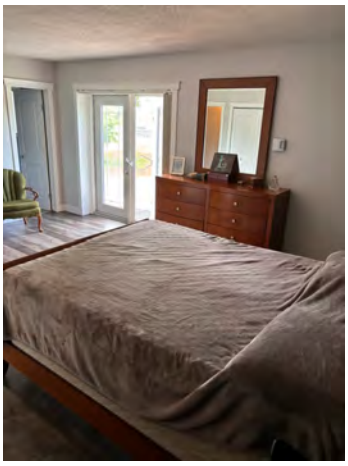






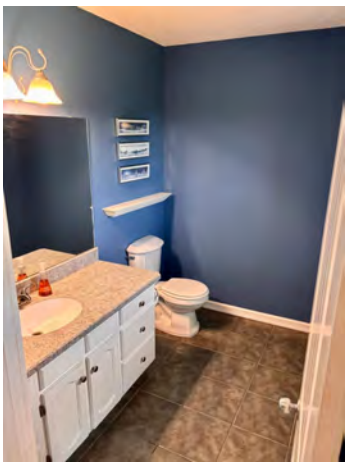
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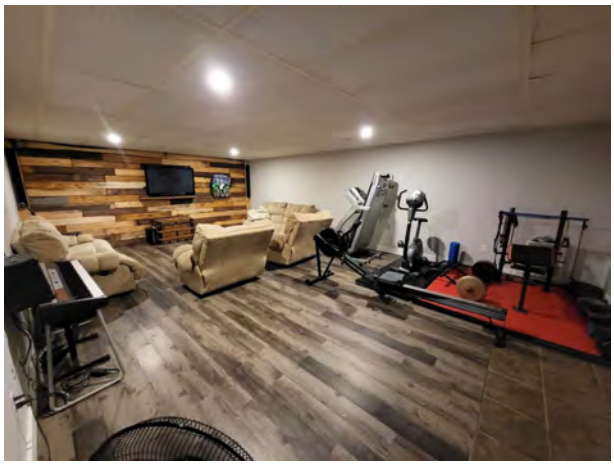


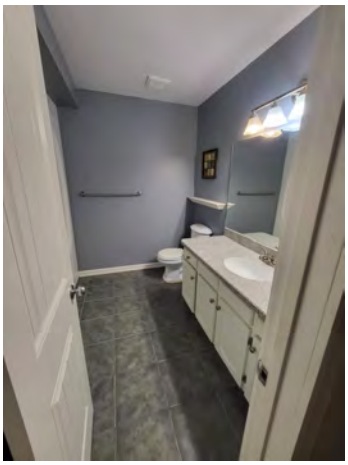


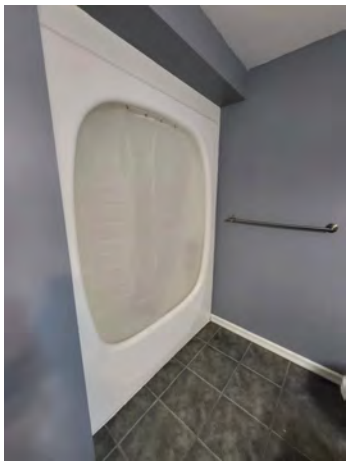


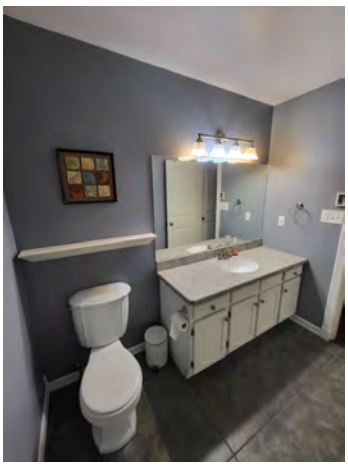










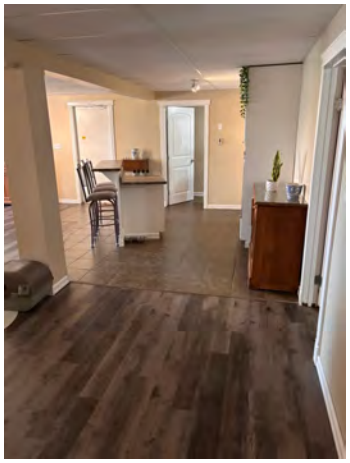








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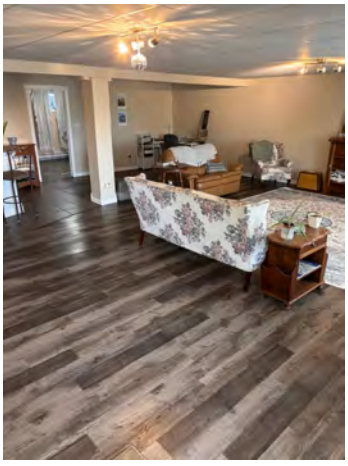






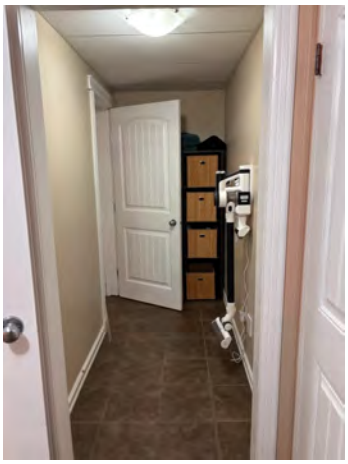


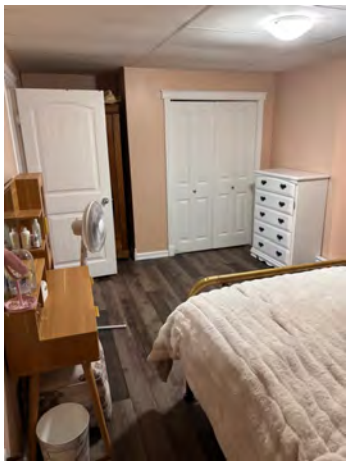


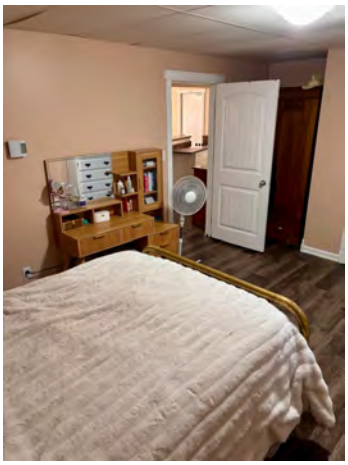


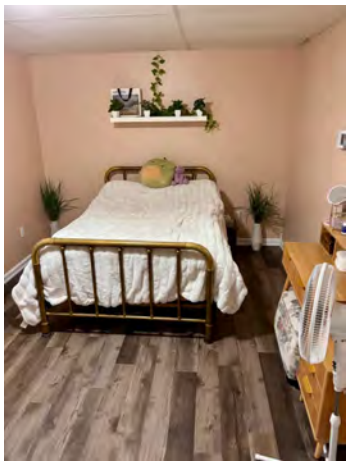


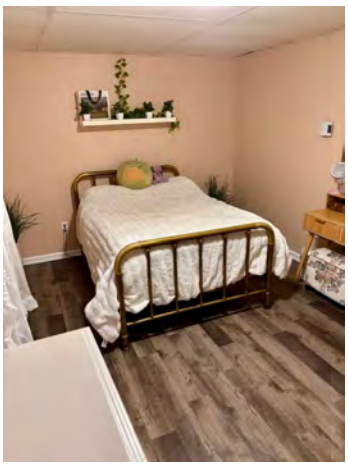




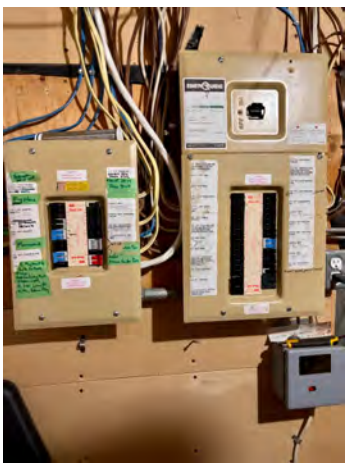




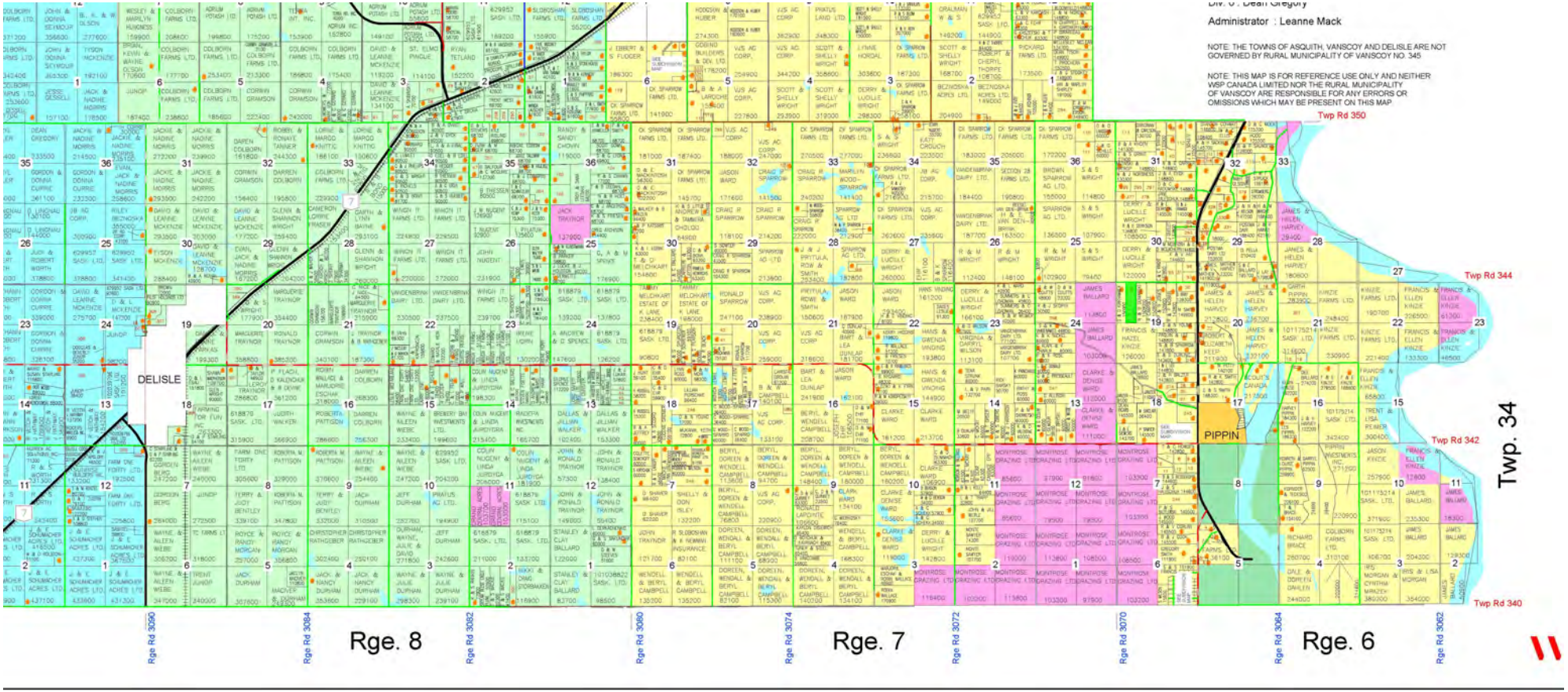









Lil Critter Petting Zoo
NW-19-34-6-W3
Google Earth
Image © 2026 Airbus
N
1000 ft


Div. 6 : Dean Gregory
Administrator : Leanne Mack
NOTE: THE TOWNS OF ASQUITH, VANSCOY AND DELISLE ARE NOT GOVERNED BY RURAL MUNICIPALITY OF VANSCOY NO. 345
NOTE: THIS MAP IS FOR REFERENCE USE ONLY AND NEITHER WSP CANADA LIMITED NOR THE RURAL MUNICIPALITY OF VANSCOY ARE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE PRESENT ON THIS MAP.
DELISLE
PIPPIN
Twp Rd 350
Twp Rd 344
Twp Rd 342
Twp Rd 340
Twp. 34
Rge Rd 3090
Rge Rd 3084
Rge Rd 3062
Rge Rd 3060
Rge Rd 3074
Rge Rd 3072
Rge Rd 3070
Rge Rd 3064
Rge Rd 3062
Rge. 8
Rge. 7
Rge. 6