



\$444,000

Rapid View 135 acres Pastureland with Yard



Kevin Jarrett
Kevin.Jarrett@HammondRealty.ca
(306) 441-4152
HammondRealty.ca

Howard Nodwell
Howard.Nodwell@HammondRealty.ca
(306) 918-7106
HammondRealty.ca



Property Details

Service Type:	Listing	Rural Municipality:	RM 588 Meadow Lake
Closest Town:	Rapid View	Location:	Saskatchewan
MLS Number:	SK036843	Title Acres (ISC):	135
Price:	\$444,000	\$/Titled Acres:	\$3,288.89
Farmland:	\$444,000		
Enterprise:	Pasture, Acreage		

Description

Horse Lovers & Acreage Enthusiasts! Stunning Updated Character Home on 135 Acres Near Rapid View

Welcome to the Rapid View Horse Estate, an exceptional 135-acre property perfectly set up for livestock, hobby farming, or a private rural retreat. Located just 6.5 miles west of Rapid View, this expansive parcel features approximately 135 total Saskatchewan Assessment Management Agency (SAMA) acres comprised of yard and productive pastureland, fully perimeter-fenced with barbed wire and custom pipe horse pens.

At the heart of the estate is a charming, meticulously updated 1,147 sq. ft. bungalow boasting massive capital improvements from 2022 and 2023. The extensive home renovations leave nothing left to do but move in, including:

Exterior: New vinyl siding wrapped with 2" Styrofoam insulation, new windows, new shingles, and a brand-new deck perfect for enjoying quiet country sunrises.

Interior & Efficiency: Fully updated kitchen and bathroom featuring a new tub and surround, new toilet, and new sink. The home is completely repainted and features updated flooring throughout roughly half the space, supported by R50 insulation in the ceiling for maximum efficiency.

Mechanicals & Utilities: Equipped with electric baseboard heating backed up by convenient plug-in heaters, a cozy new pellet wood stove, plus a brand-new water heater, water softener, and reverse osmosis (RO) purification system installed in 2022. All key appliances are included: fridge, stove, washer, dryer, and a standalone freezer.

Outbuildings & Infrastructure: The property features a robust collection of infrastructure tailored for an active equestrian or hobby farm operation.

Main Barn (40' x 64'): Built with insulated walls, a dedicated insulated tack room, power, concrete flooring in the alleyways, wood floors over dirt stalls, 18 tie stalls, 2 large sliding end-doors, and 2 watering bowls. Easily adaptable for use as a workshop.

Stall Barn: Features a 36' x 14' front section with 4 box stalls over a dirt floor and a metal roof, plus a 14' x 15' back section utilized for a chicken coop and dry storage.



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 441-4152 Kevin Jarrett
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Bunk House (14.5' x 12.5'): Fully insulated, wired with power, wrapped with 2" foam insulation, finished with new vinyl siding, a metal roof, and 1 bedroom—ideal for guest housing or a seasonal hand.

Additional Storage: Includes a 10' x 12' Hip Roof storage building with a wood floor and metal roof, alongside a 10.5' x 16' metal-clad grain bin with a wood floor capable of holding 1,000 bushels of oats.

Water Security: Two reliable wells on-site providing excellent water supply—one 30' bored well (50' deep) pumping at 3GPM, and a 4.5' drilled well (100' deep) pumping at 5GPM. Includes 2 outdoor water hydrants and an RV plug-in yard link near the house.

Important Subdivision Note: The vendor is currently in the process of subdividing off a 23-acre yard site that is already spoken for. The final closing date for this sale will be set to coincide directly with the official completion and registration of the subdivision. With a local K-8 school just 8 miles away and full high school amenities in Meadow Lake (25 miles), this property strikes the ultimate balance of quiet rural independence and accessible community amenities. Don't miss out on this turnkey agricultural gem!

Rapid View 135 acres Pastureland with Yard



Prop Type:	Farm	Location:	Meadow Lake Rm No.588
SubType:	Hay	Nearest Town:	Rapid View
Waterbody:		Postal Code:	SOM 2M0
Style:	Bungalow	Possession:	TBD
Bldg Type:	House		
Prop Offer:	Buildings And Land		
Min Rights:	Not Included, Not Owned By Seller		
Tot Lnd Area:	135.00 / Acres		
Legal:	NW 15-60-20-W3 Ext 1 (135 acres approx)		
Latitude:	54.190610	Longitude:	-108.927148
Ownership:		Tax Amt/Yr:	

Public Remarks: Horse lovers and acreage enthusiasts—welcome to the Croteau Horse Estate, a beautifully updated 135-acre property located just 6.5 miles west of Rapid View, SK. This exceptional rural retreat is perfectly suited for horses, livestock, hobby farming, or peaceful country living. The property features approximately 135 SAMA acres of productive pasture and yard site, fully perimeter fenced with barbed wire and custom pipe horse pens already in place. At the center of the property is a charming and extensively renovated 1,147 sq. ft. bungalow with major upgrades completed in 2022 and 2023. Exterior improvements include new vinyl siding wrapped with 2" Styrofoam insulation, new windows, shingles, and a spacious new deck. Inside, the home offers an updated kitchen and bathroom with new fixtures, fresh paint, updated flooring through much of the home, and R50 attic insulation for excellent efficiency. Heating includes electric baseboards, plug-in backup heaters, and a cozy pellet stove. Additional upgrades include a new water heater, water softener, and reverse osmosis system. Appliances included are the fridge, stove, washer, dryer, and freezer. The property is exceptionally well equipped for equestrian or livestock use. The main 40' x 64' insulated barn features 18 tie stalls, concrete alleyways, tack room, power, watering bowls, and large sliding doors. A second stall barn offers 4 box stalls plus chicken coop and storage space. Additional improvements include a fully insulated 1-bedroom bunkhouse, storage shed, and a grain bin capable of holding approximately 1,000 bushels of oats. Water supply is excellent with two reliable wells on site, plus hydrants and RV hookup near the house. Located near a K-8 school and within driving distance to Meadow Lake amenities, this turnkey acreage combines modern upgrades, practical infrastructure, and quiet rural living in one complete package.

Directions: From Rapid View, 6.5 miles west on HWY55, 1 mile east, half mile north.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Meadow Lake RM No. 588	TBD	NW	15	60	20	W3		L	\$223,800	\$0	0.00	0.00	135.00	135.00	Active

Property Information

Existing Real Property Report:	No	PCDS:	Yes	GST:		PST:	
Env Audit:	No	Marketing Quota:	No	Irrigated:	No		
Livestk/Crop:	No	Livestock Desc:		Sloughs:	Some		
Bush:	Some			Wrkshp Ht:			
Stones:	Some			Drink Water:	Yes	Power:	Yes
Det Package:	Yes	Yard Light:	Yes	High School:	25 miles	Schl Bus:	Yes
Phone:	No	Town:	8 miles	Elem Schl:	8 miles		
Distance To:				Wtr Treat:	Included		
Other Outbldg:	Barn						
Topography:	Flat, Gently Rolling						
Fences:	Barbed Wire, Other						
Propane Tank:							
Water Supply:	Well						
Sewage Disp:	Liquid Surface Dis, Septic Tank						
Easements/Restrictions							
Monitoring Disclosure:							

House Information

AG SqFt:	1,147	Levels AG:	1.0	Year Built:	1970	Age Unknown:	
# Rooms:		# Bedrooms:	3	# Bathrooms:	1	Other Buildings:	Barn
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Vinyl						
Basement:	Crawl						
Base Walls:	Concrete						
Heating:	Electric			Wtr Heat Type:	Electric		
Water Heater:	Included			Heating Source Rented?:			
Heating Source Rented?:							

Water Soft: Included
Fireplace: 1/Electric

Wtr Purifier: Included

Agent & Office Information

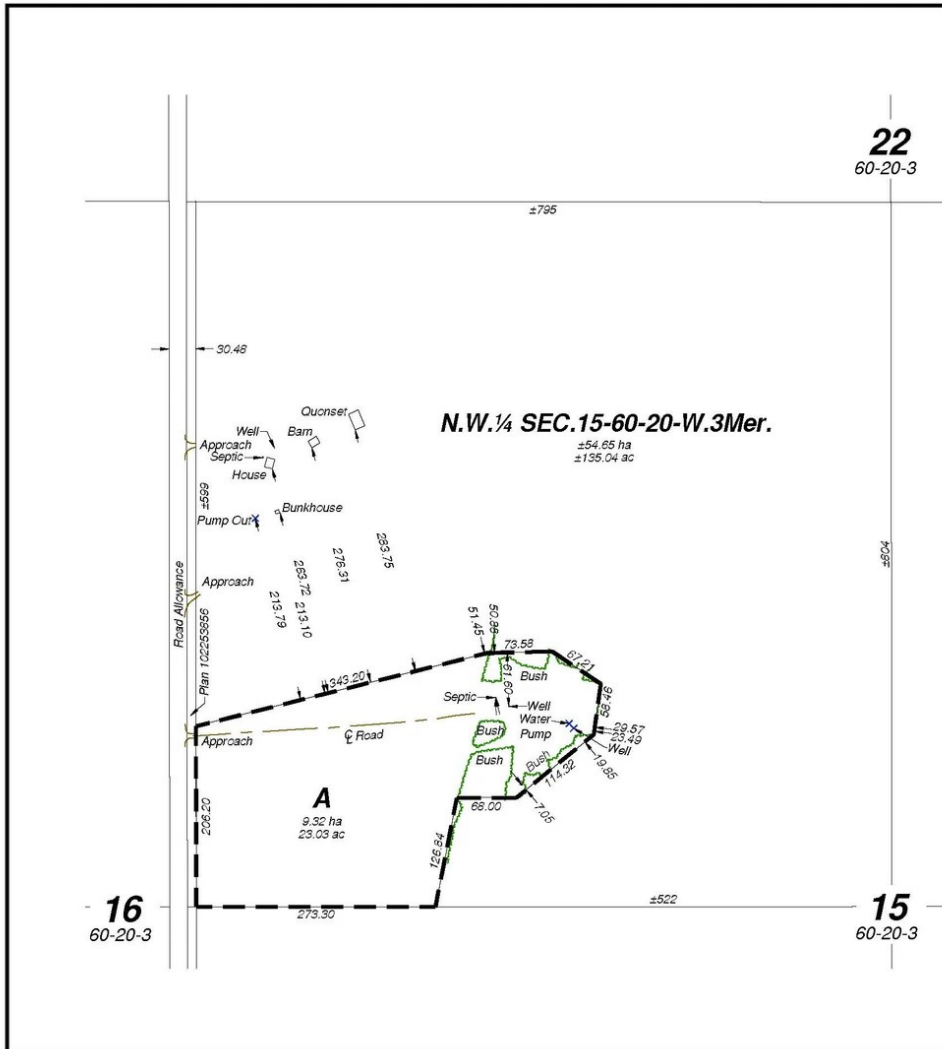
This information is believed to be reliable but should not be relied upon without verification.











PLAN OF PROPOSED SUBDIVISION
 OF PART OF
N.W. 1/4 SEC. 15-TWP. 60-RGE. 20-W. 3Mer.
R.M. OF MEADOW LAKE No. 588

2026

SCALE 1:5000

NOTES

PRELIMINARY SURVEY DONE ON MAY 11, 2026.
 PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS
 9.32 ha. (23.03 acres).
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 10 METRES.
 STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.

Ministry of Government Relations
 Community Planning Branch
 Approval



Murray G. Radoux
 Murray G. Radoux
 Saskatchewan Land Surveyor

Ashley Dawne Croteau Rae Lee Croteau
 Approval: Owner N.W. 1/4 SEC. 15-TWP. 60-RGE. 20-W. 3Mer.

No.	REVISIONS	DATE	DR.	CH.
0	Preliminary Plan	May 12, 2026	SJS	SES
FILE: NB260973		DWG.: NB260973/PPS/RO		





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