# $224,999

## Vanscoy 40 acres Pastureland





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## Property Details

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|---|---|---|---|
| **Service Type:** | Listing | **Rural Municipality:** | RM 345 Vanscoy |
| **Closest Town:** | Vanscoy | **Location:** | Saskatchewan |
| **MLS Number:** | SK042860 | **Title Acres (ISC):** | 40.01 |
| **Cultivated Acres:** | 15 | **Price:** | $224,999 |
| **$/Titled Acres:** | $5,623.57 | **Avg AV/Qtr:** | $183,467 |
| **Farmland:** | $224,999 | **P/AV Multiple:** | 13.08 |
| **Enterprise:** | Pasture | | |

## Description

40 Acres of Pastureland – RM of Vanscoy No. 345

Discover the perfect opportunity to own 40 acres of pastureland in the RM of Vanscoy No. 345, just minutes west of Saskatoon. Conveniently located approximately 3 km west of Highway 7 on Aspen Road, this property offers excellent access and endless possibilities. Whether you're exploring a future country residential site, starting a hobby farm, or investing in land for the future, this property is worth a look. The property features a beautiful mix of open pasture at the front and mature treed area at the rear, providing privacy, shelter and natural habitat. Any future development is subject to RM approval, zoning, servicing and applicable development requirements.

The land consists of two titled parcels (LSD 7 & 8, Section 36, Township 34, Range 8, W3) and is being offered as land only.

Enjoy the peace of rural living while remaining within easy commuting distance of Saskatoon. With its excellent location and natural setting, this is an outstanding opportunity for those seeking pastureland, a recreational property, or a long-term land investment.

Directions: From the intersection of Highway 7 and Highway 672, travel 3 km west to Aspen Road, 2 km south, then ½ km east on Township Road 350 and 1 km south. The property is located on the west side of the road.

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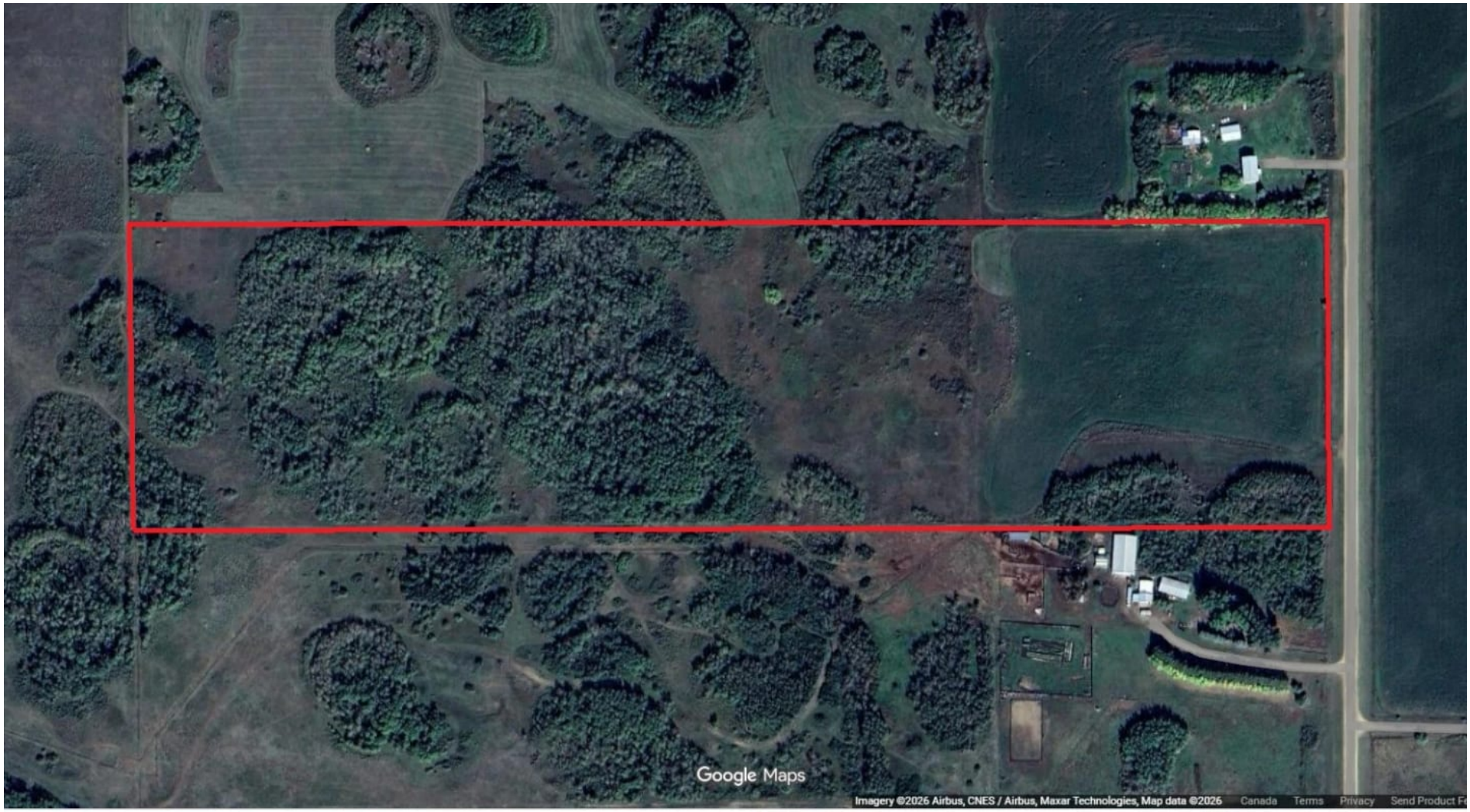








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