

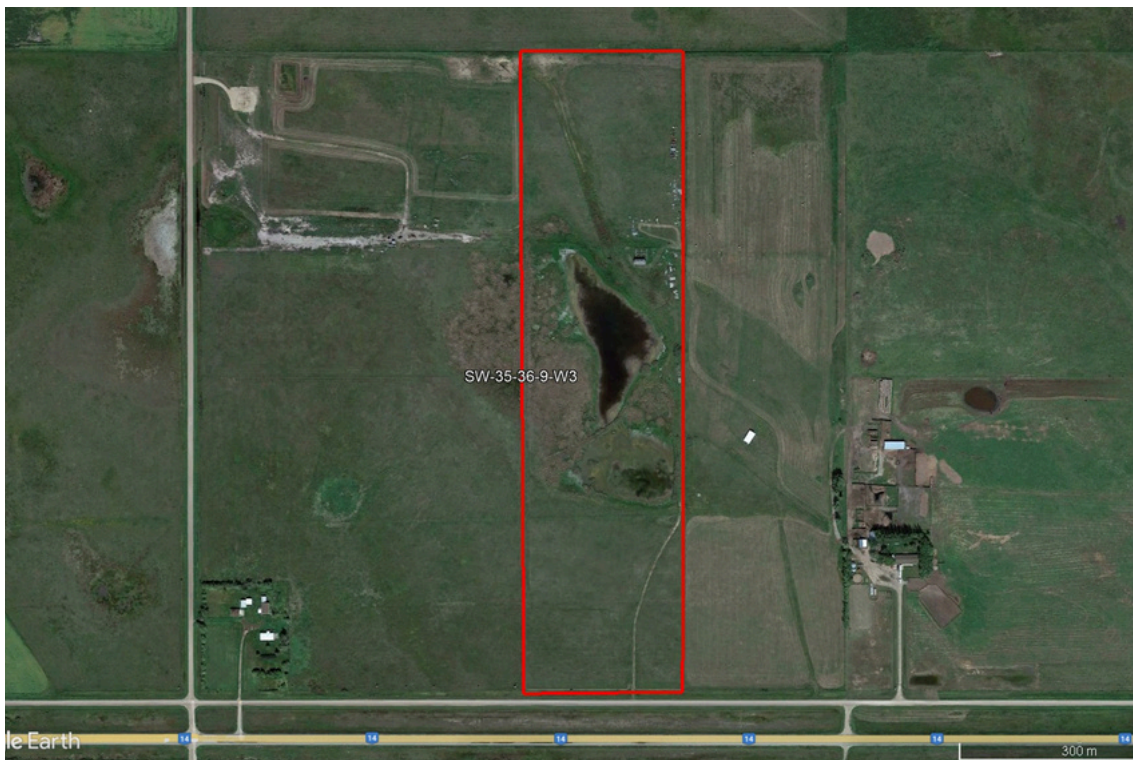


HAMMOND

R E A L T Y

\$210,000

Asquith 39-acre Hwy 14 Frontage Acreage



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HAMMOND

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39 Acres with Hwy 14 Frontage – Prime Acreage or Hobby Farm Opportunity

This 39-acre parcel, located just 3 km east of Asquith and 28 km west of Saskatoon, offers excellent access via a service road adjacent to Hwy 14. Ideal location for a hobby farm, livestock, or a private acreage with plenty of space.

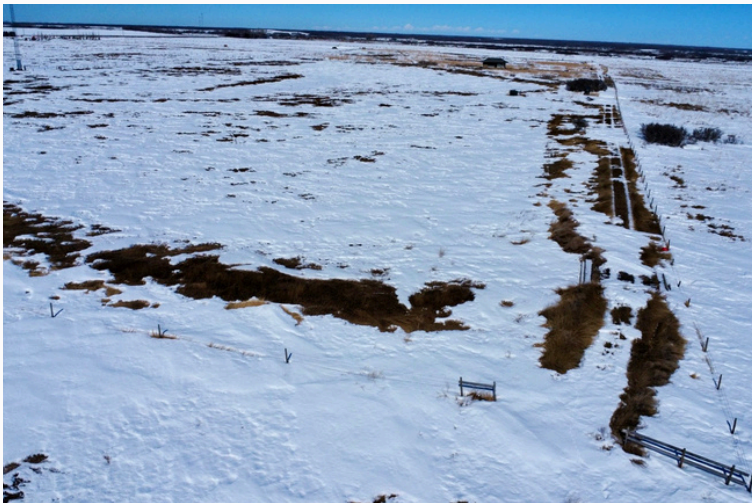
Currently used as pasture and hayland, the property is fully perimeter and cross-fenced. It features 24 cultivated grass, 12 acres of native pasture, and 3 acres of wetland/bush, providing both productivity and natural beauty.

Farmland Details:

- **Legal:** SW 35-36-9 W3 Ext 0
- **Total Acres:** 39 (ISC)
- **Cultivated Acres:** 24
- **Native Pasture Acres:** 12
- **Wetland/Bush Acres:** 3
- **2021 Assessed Value:** \$42,800
- **Soil Final Rating:** 28.5 (Weighted Average)

Don't miss this opportunity to own a versatile piece of land in a fantastic location!





Municipality Name: RM OF VANSCOY (RM)				Assessment ID Number : 345-001035400		PID: 203268412		
	Civic Address:			Title Acres:	39.17	Reviewed:	07-Jan-2021	
	Legal Location:	Parcel C	Block	Plan 82S45019	School Division:	206	Change Reason:	Maintenance
	Supplementary:	PT SW 35-36-09-W3			Neighbourhood:	345-220	Year / Frozen ID:	2024/-32560
	W 1/2 OF LSD'S 3 & 6			Overall PUSE:	0360	Predom Code:	SR002 Single Family Dwell	
						Method in Use:	C.A.M.A. - Cost	
				Call Back Year:				



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
12.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	994.56
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	37.03
		Soil texture 2	LS - [LOAMY SAND]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
12.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	538.65
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	20.05
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Phy. Factor 2	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil association 2	AQ - [ASQUITH]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
12.00	NG - [NATIVE GRASS]	Soil association 1	AQ - [ASQUITH]	Range site	SAU: SALINE UPLAND	\$/ACRE	481.62
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	SL - [SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	N: No		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre			

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage	Prime Rate:	\$6,197.00	Std.Parcel Size:	10.01	1	R	Taxable
		Width(ft)	Urban - Acreage		Land Size Multiplier:	175			
		Side 1 (ft)			Adjustment reason:				
		Side 2 (ft)							
		Area/Units	3.00						

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4238663	0	3 - Fair	(1.0) - Average	21	0	1.19	1	R	Taxable
		Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
		SFR - 1 Storey	514	1997	20	36X14+10			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4238663.0				Section Area: 514			
Quality: 3 - Fair			Res Effective Rate: Structure Rate			Res Wall Height : 08 ft			
Heating / Cooling Adjustment: Heating Only			Res Hillside Adj:			Res Incomplete Adj : 20% Incomplete			
Plumbing Fixture Default: Fair (6 Fixtures)			Plumbing Fixture Adj: -1			Number of Fireplaces :			
Basement Rate:			Basement Height:			Basement Room Rate :			
Percent of Basement Area:			Att/B-In Garage Rate:			Garage Finish Rate :			
Garage Wall Height Adjustment:			Garage Floor Adj:			Incomplete Adjustment :			
Detached Garage Rate:			Garage Finish Rate:			Garage Wall Height Adjustment :			
Garage Floor Adj:			Incomplete Adjustment:			Shed Rate :			
Porch/Closed Ver Rate:			Deck Rate:						

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$24,200		1		55%	\$13,310				Taxable
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Property Report

Municipality Name: RM OF VANSCOY (RM)			Assessment ID Number : 345-001035400			PID: 203268412		
			Other Agricultural					
Improvement	\$51,500	1	Residential	80%	\$27,890	Z	\$13,310	Z Taxable
Non-Agricultural	\$18,600	1	Residential	80%	\$14,880			Taxable
Total of Assessed Values:			Total of Taxable/Exempt Values:					
\$94,300			\$56,080				\$13,310	

Rge. 9

