



HAMMOND

R E A L T Y

\$485,000

Marcelin 39 acres

(Beautifully-Treed, Tucked Away Acreage)



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This beautifully treed, tucked away 39-acre acreage is located 13 Miles East of Marcelin, SK.

- **House:** 1960's built, 1,050 sq ft bungalow with 4 bedrooms, 2 bathrooms. Fully renovated new windows, asphalt shingle roof, vinyl siding, and furnace. Full basement (partially finished).
- **Appliances:** Fridge, stove, washer, dryer, dishwasher, microwave hood fan, satellite dish, RO system, central air, hot tub, on-demand hot water heater.
- **Heating:** Forced air, natural gas.

Outbuildings:

- **Garage/Shop:** 34x24 cement, with power (not insulated).
- **Metal Quonset:** 50x80, dirt floor, no power.
- **Grain Bins:** 2 old bins (approx. 1000 bushels each).
- **Hip Roof Barn:** Power, partial cement floor, part insulated, metal roof, newly painted.
- **Solar Panels:** 5 large panels.
- **Shelters/Pens:** Two 3-sided shelters, pens, and corrals.
- **Pump House:** Insulated with power, well for cattle/yard use.

Water Supply:

- Two wells (one needs servicing) for cattle and yard (200 cows).
- One well in front of the house for household use.

Outdoor Features:

- Hot tub, top deck (12x16), bottom deck (8.5x10).

Perfect for farming, livestock, and rural living!

*All other grains and fuel tank are not included in the sale and to be removed from the yard.

Marcelin 39 acres Acreage



Prop Type:	Residential	Location:	Leask Rm No. 464
SubType:	Acreage		
Tot Lnd Acr:	39.9		
WaterBody:		Postal Code:	S0J 1M0
Style:	Bungalow	Possession:	TBD
Bldg Type:	House		
Year Built:	1960	Baths:	2
Beds:	4	Levels AG:	1.0
SqFt:	1,050		
Zoning:	Ag		
Legal:	PT NW 11-46-4 W3 Ext 67	Longitude	-106.486065
Latitude	52.956055		
Ownership:	Freehold	Tax Amt/Yr:	\$0 / 2024

Service To Property: Yes **Service to Prop Comments:** Power, phone, NG

Public Remarks: This beautifully treed, tucked away 39-acre acreage is located 13 Miles East of Marcelin, SK. •House: 1960's built, 1,050 sq ft bungalow with 4 bedrooms, 2 bathrooms. Fully renovated new windows, asphalt shingle roof, vinyl siding, and furnace. Full basement (partially finished). •Appliances: Fridge, stove, washer, dryer, dishwasher, microwave hood fan, satellite dish, RO system, central air, hot tub, on-demand hot water heater. •Heating: Forced air, natural gas. Outbuildings: •Garage/Shop: 34x24 cement, with power (not insulated). •Metal Quonset: 50x80, dirt floor, no power. •Grain Bins: 2 old bins (approx. 1000 bushels each). •Hip Roof Barn: Power, partial cement floor, part insulated, metal roof, newly painted. •Solar Panels: 5 large panels. •Shelters/Pens: Two 3-sided shelters, pens, and corrals. •Pump House: Insulated with power, well for cattle/yard use. Water Supply: •Two wells (one needs servicing) for cattle and yard (200 cows). •One well in front of the house for household use. Outdoor Features: •Hot tub, top deck (12x16), bottom deck (8.5x10). Perfect for farming, livestock, and rural living! *All other grains and fuel tank are not included in the sale and to be removed from the yard.

Rooms Information

Beds: 4				Bathrooms: 2				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Porch	11 x 6	Vinyl tile	2	M	Kitchen	24 x 12	Vinyl tile		
3	M	Living Room	16.6 x 12	Laminate	4	M	4-pc bath	8.6 x 5	Linoleum		
5	M	Bedroom	11.3 x 9.7	Carpet	6	M	Primary Bedroom	10.10 x 12	Hardwood		
7	B	Bedroom	11 x 10	Laminate	8	B	Bedroom	7.11 x 10.6	Laminate		
9	B	Utility	11.3 x 8	Wood	10	B	3-pc bath	4.10 x 8	Vinyl Plank		
11	B	Recreation Room	21 x 11	Carpet	12	B	Laundry	7.6 x 8	Laminate		
13	B	Storage	5.10 x 12	Wood	14	B	Storage	5 x 12	Wood		

Property Information

Exist Prop:	No	PCDS:	No	GST:		PST:	
Energuide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Full Basement, Partially Finished			Sep Entry:			
Bsmnt Walls:	Preserved Wood			Bsmnt Ste #:			
Equip Incl:	Fridge, Stove, Washer, Dryer, Dishwasher Built In, Hot Tub, Microwave Hood Fan, Satellite Dish, Reverse Osmosis System						
Features:	Air Conditioner (Central), On Demand Water Heater						
Outdoor:	Trees/Shrubs			Wtr Softner:	Included		
Heating:	Forced Air, Natural Gas			Furnace:	Furnace Owned		
Water Htr:	Included/Gas						
Fireplace:	1/Gas			Tot Lot Area:	39.90 Acres		
Lot Width:		Depth:					
Lot Desc:	Backs on to Field/Open Space			Insulated Garage:	Not Insulated		
Gar/Prk:	No Garage			Heated Garage:	No		
Garage Size:	x			Park Sp:			
Driveway:	Gravel Drive						

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No
Mineral Rgts:	Not Included	Trms of Lse:		Financial Oblig?:	No
Taxes Paid To:	RM 464	Wrkshop Ht:	No		
Workshop:				Wrkshop Sz:	
Topography:	Flat, Gently Rolling	Sloughs:	Some	Other Bldgs:	
Bush:	Some			Power:	Yes
Fences:	Some			Phone:	Yes
Propane Tank:				Yard Light:	Yes
Nearest Town:	Marcelin	Dist to Town:	15 miles	Dist to High Schl:	
Dist to Elem:		School Bus:		Wtr Treat Equip:	Included

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



Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	464	NW	11	46	4	3	67	39.9		39	33			6	\$58,800	Shellbrook	Light Loam	60.8	H	18	
Totals								39.9	0	39	33	0	0	6	\$58,800	Weighted Average Final Rating 60.8					\$0.00

Average per 160 acres \$241,231

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)

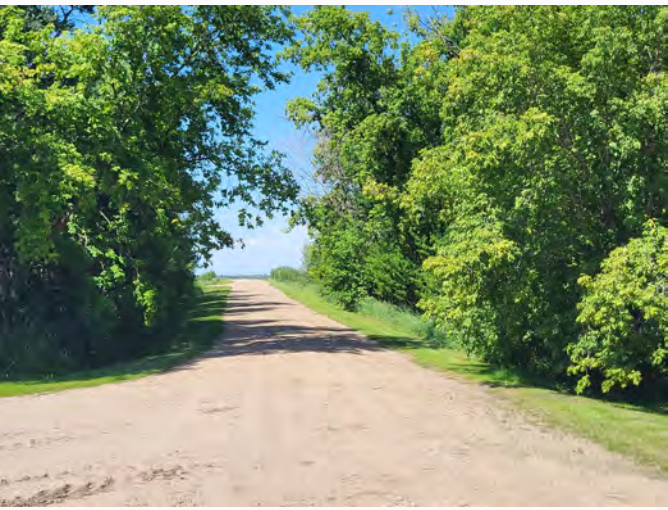
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/)

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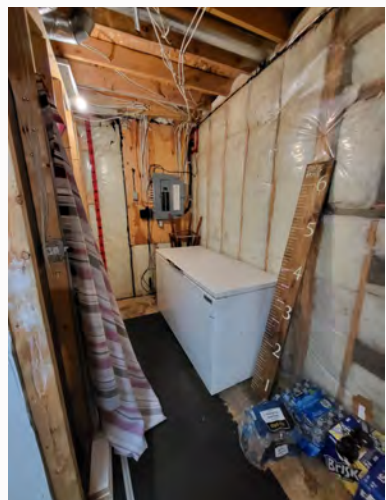
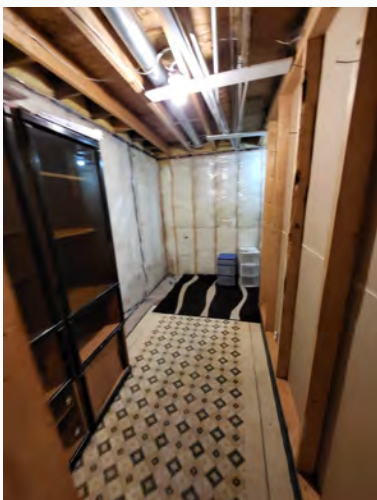
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

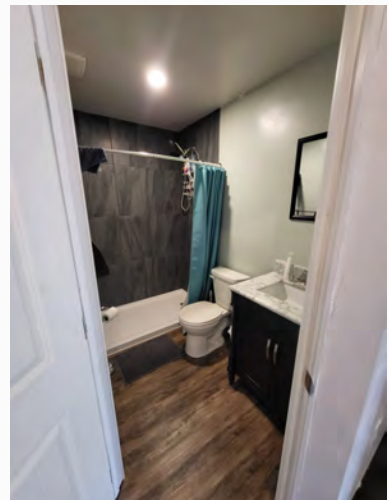
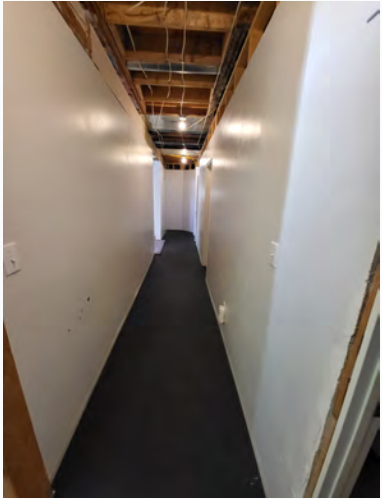
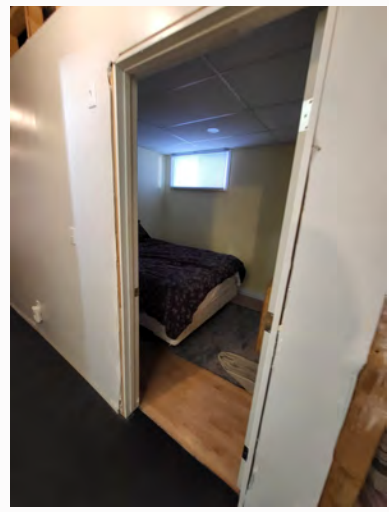
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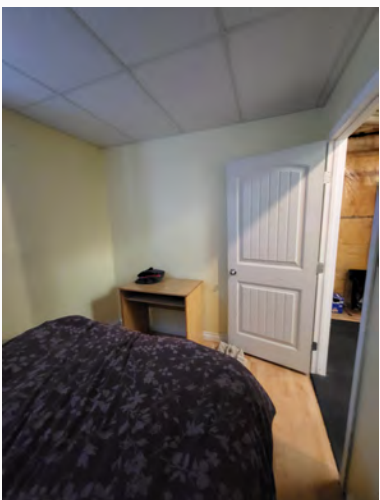
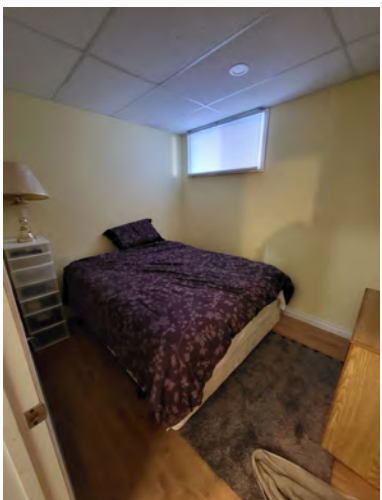
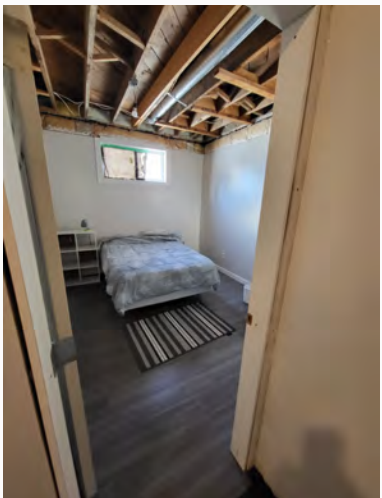
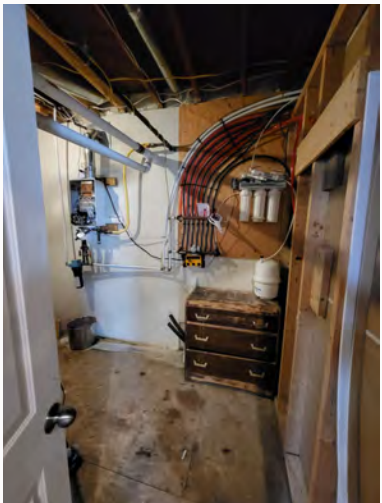














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STREET ADDRESS

