



HAMMOND

R E A L T Y

\$379,000

Wakaw 10-acre Acreage (For Subdivision)



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HAMMOND

REALTY

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Wakaw 10-acre Acreage (For Subdivision)

Subdivision is in process, closing to be once subdivision is approved and acreage title is created, approx. 10 acres.

Bungalow house with 3 beds and 1 bath.

Basement has cold room, storage room, shower, toilet, washer, dryer and utilities. (Stove has only one burner that works, oven has not been used.)

Single car garage (20x13), cement floor, power, shingles, siding.

Double garage (26x20), dirt floor.

Old metal clad storage warehouse (40x68), dirt floor

Hip roof barn (28x40), cement floor.

Directions:

From Alvena, 3.5 miles northeast on HWY 41 then 1 mile north, driveway on left hand side of the road,

From Wakaw at junction of 41 and 2, go southwest on 41, just over 8 miles then 1 mile north, driveway on left hand side of the road.

Wakaw 10-acre Acreage (For Subdivision)



Prop Type:	Residential	Location:	Fish Creek Rm No. 402
SubType:	Acreage		
Tot Lnd Acr:	10		
WaterBody:			
Style:	Bungalow	Postal Code:	S0K 0A6
Bldg Type:	House	Possession:	TBD
Year Built:	1960		
Beds:	3	Baths:	1
SqFt:	0	Levels AG:	1.0
Zoning:	Ag/Res		
Legal:	SE 34-41-28 W2		
Latitude	52.568457	Longitude	-105.948484
Ownership:	Freehold	Tax Amt/Yr:	

Service To Property: Yes

Service to Prop Comments: Phone. NG, Power

Rooms Information

Beds: 3		Bathrooms: 1		# Kitchens: 1					
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Kitchen/Dining	10'8" x 16'3"	Linoleum	2	M	Living Room	12' x 21'6"	Carpet
3	M	Primary Bedroom	12'9" x 11'6"	Carpet	4	M	Bedroom	9'6" x 9'8"	Carpet
5	M	Bedroom	10' x 9'8"	Carpet	6	M	3-pc bath	9'8" x 6'6"	Linoleum
7	M	Porch	7' x 7'4"	Linoleum	8	B	Unfinished	24'9" x 39'10"	Concrete

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Rock Imitation						
Basement:	Full Basement, Unfinished						
Bsmnt Walls:	Block					Sep Entry:	
Equip Incl:	Fridge, Stove, Washer, Dryer, Freezer, Oven Built In, Shed(s), Window Treatment					Bsmnt Ste #:	
Outdoor:	Lawn Back, Lawn Front, Trees/Shrubs						
Heating:	Forced Air, Natural Gas					Wtr Softner:	Included
Water Htr:	Included/Gas					Furnace:	Furnace Owned
Lot Width:		Depth:				Tot Lot Area:	10.00 Acres
Lot Desc:	Backs on to Field/Open Space					Park Sp:	10
Driveway:	Gravel Drive						
Monitoring Disco	None						

Acreage Information

Mineral Rgts:		Land Lsd:	No	Financial Oblig?:	
Topography:	Flat, Gently Rolling			Other Bldgs:	
Bush:	Some	Sloughs:	Some	Power:	Yes
Fences:	Some			Phone:	Yes
Propane Tank:				Yard Light:	Yes
Nearest Town:	Wakaw	Dist to Town:	15km	Dist to High Schl:	16km
Dist to Elem:	16km	School Bus:	Yes	Wtr Treat Equip:	Included
Wtr Supply:	Well	Sump Pump:		Svcs To Property:	Yes
Sewer:	Lagoon				
Srv To Prp Rem:	Phone. NG, Power				
RM		Parcel		Dir	
Fish Creek RM No. 402		TBD	SE	34	41
				28	2
					10.00

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













SE-34-41-28-W2

Google Earth

Image © 2025 Airbus

N

700 ft

Twp. 42

Twp. 42A

Twp. 41

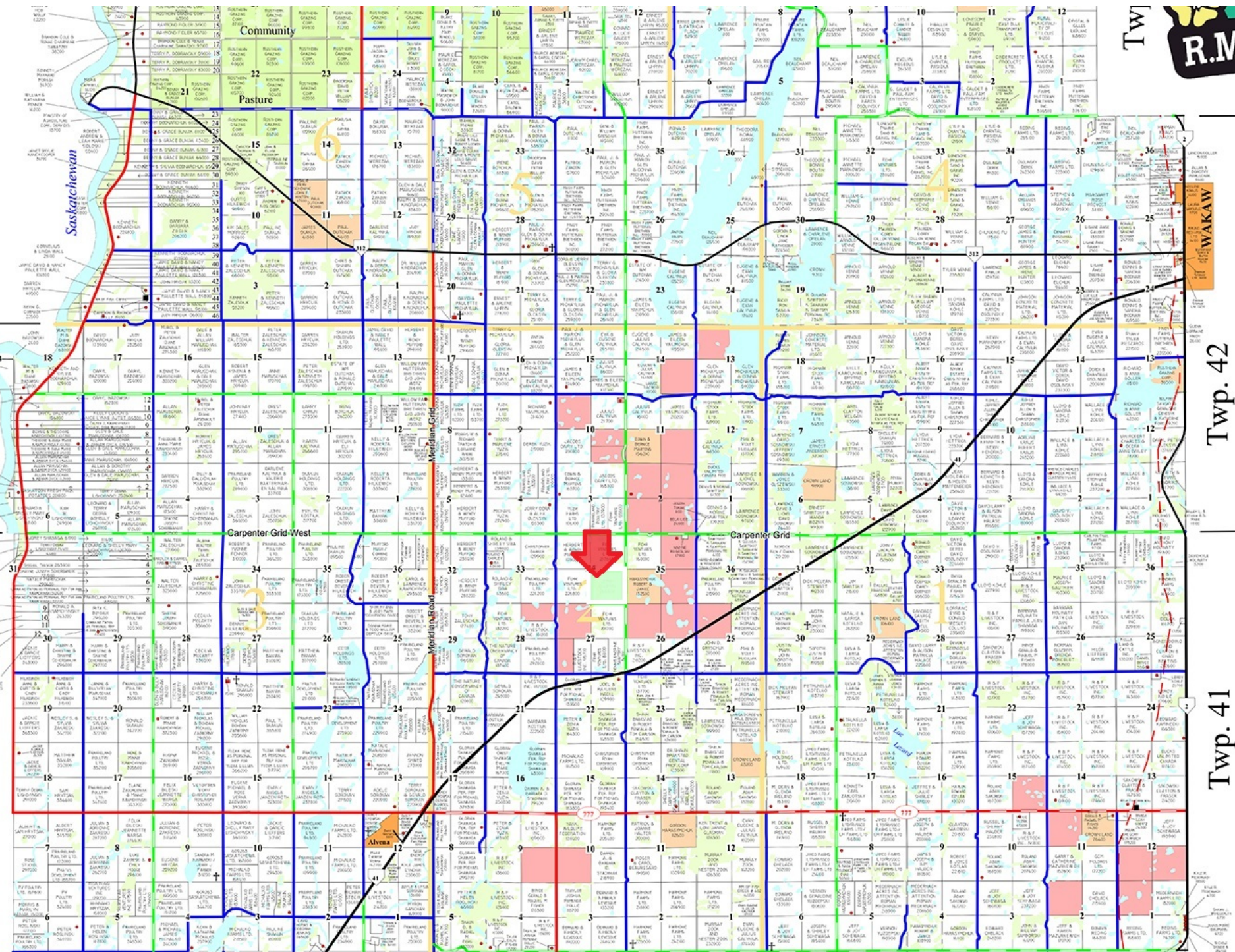
Twp. 42

Twp. 41

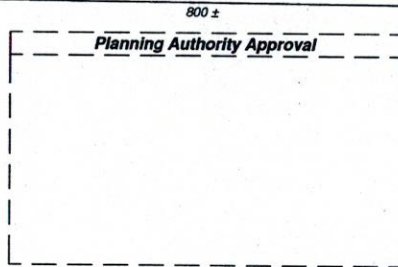
Range 1

Range 28

Range 27

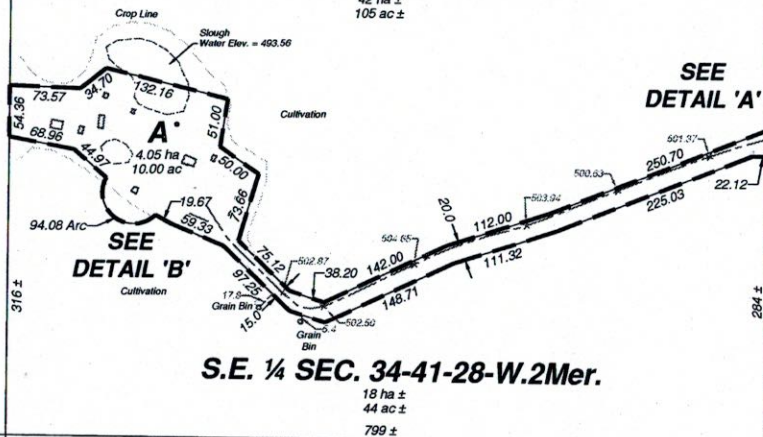


34
41-28-2



S.E. ¼ SEC. 34-41-28-W.2Mer.

42 ha ±
105 ac ±



S.E. ¼ SEC. 34-41-28-W.2Mer.

18 ha ±
44 ac ±
799 ±



Paul A. Craig
Paul A. Craig
Saskatchewan Land Surveyor

Kathy Fehr
Representative: FEHR VENTURES LTD.
Approval: Owner: S.E. ¼ SEC. 34-TWP. 41-RGE. 28-W.2Mer.

PLAN OF PROPOSED SUBDIVISION

OF PART OF

S.E. ¼ SEC. 34-TWP. 41-RGE. 28-W.2Mer.

R.M. of FISH CREEK No. 402, SK

SCALE 1:5000

NOTES

PRELIMINARY SURVEY DONE ON NOVEMBER 3, 2025.

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS

4.05 ha. (10.00 acres).

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 5 METRES.

STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.

SOURCE PARCEL NUMBER IS 113066580.

SOURCE PARCEL DIMENSIONS AND AREAS ARE DERIVED FROM ISC PARCEL MAPPING.

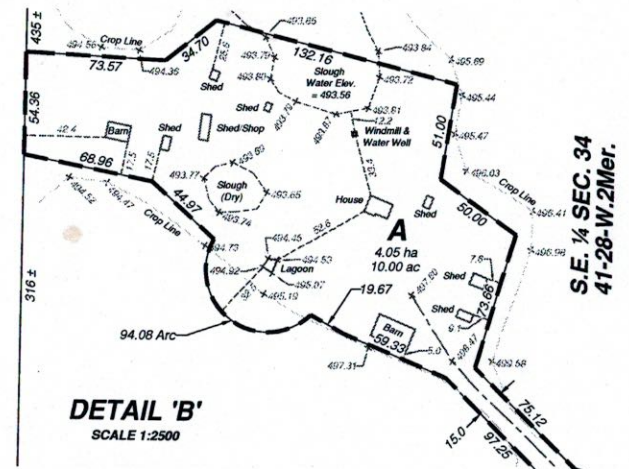
REMAINDER OF S.E. ¼ SEC. 34-41-28-2 ARE TO BE TIED BY PARCEL TIES.

ORTHOMETRIC ELEVATIONS SHOWN ARE DERIVED FROM PRECISE POINT POSITIONING (PPP).

VERTICAL DATUM USED: CGVD28 (HT 2.0)



DETAIL 'A'
SCALE 1:1000



DETAIL 'B'
SCALE 1:2500

No.	REVISIONS	DATE	DR.	CH.
3	Edits from Client	November 20, 2025	bam	pac
4	Edits from Client	November 21, 2025	bam	pac
5	Access road boundaries adjusted	November 24, 2025	ab	pac
FILE: SA254290		DWG.: SA254290DEV-R5		

Meridian
Surveys Ltd.