

\$374,900

Baerg 10-acre Acreage, Smoky Burn/Carrot River





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Acreage Living with Room to Grow – 9.98 Acres on Hwy 55, East of Nipawin, SK

Enjoy peaceful country living on this well-developed 9.98-acre property located just 55 miles east of Nipawin on Highway 55. This 1.5-storey, 1,980 sq. ft. home (1,440 sq. ft. main floor + 540 sq. ft. upper level), built in 1980 (portion), sits on a solid cement grey beam foundation with asphalt shingle roofing.

The home has a cellar with a sump pump, furnace, hot water heater, dehumidifier, and HVAC system. Appliances included: fridge, stove, washer, dryer, built-in dishwasher, air conditioner, air exchanger, and window treatments. Water is supplied by a 121' deep, 4" well producing 35 igpm.

Legal Land Description: Blk/Par B- Plan 102306305 Ext 0

Outbuildings & Features:

- Shop (24' x 24'): Wooden Quonset, insulated and lined, cement floor, 240V electric heater, 110V & 220V power.
- Storage Shed (13' x 32'): Cement floor, metal clad, power, metal roof.
- Fuel Shed (12' x 16'): Wood floor, metal clad, metal roof.
- Chicken Coop (10' x 14'), Pole Shed (63' x 25') with power and metal roof.
- Wood Granary (12' x 16') with metal roof.
- **Grain Storage**: 2 x 1,600 bu Behlen bins on cement; *optional* additional 8,250 bu capacity includes: 2,900 bu Behlen hopper bin, 2 x 2,000 bu Gobel bins (steel floors), 1 x 1,350 bu Westeel Rosco on hopper.

Optional Expansion Opportunity:

Adjacent 3.4-acre parcel (Surface Parcel #161834913) available for an additional \$25,000 to the buyer. Includes septic tank and approach, offering potential for future development or expanded yard use.

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Service To Property: Yes

Prop Type:	Residential	Location:	Moose Range Rm No. 486
SubType:	Acreage		
Tot Lnd Acr:	9.98		
WaterBody:			
Style:	One ½	Postal Code:	SOE OLO
Bldg Type:	House	Possession:	TBD
Year Built:	1980		
Beds:	5	Baths:	3
SqFt:	1,980	Levels AG:	2.0
Zoning:	Ag/Res		
Legal:	Blk/Par B-Plan 102306305 E	Ext 0	
Latitude	53.363582	Longitude	-103.051933
Ownership:	Freehold	Tax Amt/Yr:	\$0 / 2024

Service to Prop Comments: Power and phone

Public Remarks: Enjoy peaceful country living on this well-developed 9.98-acre property located just 55 miles east of Nipawin on Highway 55. This 1.5-storey, 1,980 sq. ft. home (1,440 sq. ft. main floor + 540 sq. ft. upper level), built in 1980 (portion), sits on a solid cement grey beam foundation with asphalt shingle roofing. The home has a cellar with a sump pump, furnace, hot water heater, dehumidifier, and HVAC system. Appliances included: fridge, stove, washer, dryer, built-in dishwasher, air conditioner, air exchanger, and window treatments. Water is supplied by a 121' deep, 4" well producing 35 igpm. Legal Land Description: Blk/Par B- Plan 102306305 Ext 00utbuildings & Features: •Shop (24' x 24'): Wooden Quonset, insulated and lined, cement floor, 240V electric heater, 110V & 220Vpower. •Storage Shed (13' x 32'): Cement floor, metal clad, power, metal roof. •Fuel Shed (12' x 16'): Wood floor, metal clad, metal roof. •Chicken Coop (10' x 14'), Pole Shed (63' x 25') with power and metal roof. •Wood Granary (12' x 16') with metal roof. •Grain Storage: 2 x 1,600 bu Behlen bins on cement; optional additional 8,250 bu capacity includes: 2,900 buBehlen hopper bin, 2 x 2,000 bu Gobel bins (steel floors), 1 x 1,350 bu Westeel Rosco on hopper. Optional Expansion Opportunity: Adjacent 3.4-acre parcel (Surface Parcel #161834913) available for an additional \$25,000 to the buyer. Includes septic tank and approach, offering potential for future development or expanded yard use.

						Rooms	Infor	matio	า		
Be	ds: 5		Bath	rooms: 3	-	# Kitchen	s: 1				
#LevelRoom1MOffice			<u>Size</u> 7'5" x 6'9"	<u>Floor</u> Carpet		<u>#</u> 2	<u>Level</u> M	<u>Room</u> Kitchen/Dining	<u>Size</u> 13'5" x 23'3"	<u>Floor</u> Hardwood	
3	М	Utility	Room	8' x 8'7"	Linoleu	ım	4	M	Porch	12" x 6'10"	Linoleum
5	М	Bedro	om	9'2" x 9'7"	Carpet		6	М	4-pc bath	5'2" x 13'2"	Linoleum
7	М	Prima	ry Bedroom	11'6" x 11'8"	Carpet		8	М	Primary Bedroom	8'6" x 10'7"	Carpet
9	М	2-pc e	en suite	5'10" x 4'11"	Linoleu	ım	10	М	Living Room	23'3" x 15'2"	Vinyl Plank
11	2	Recrea	ation Room	10'11" x 15'3"	Carpet		12	2	Recreation Room	7'7" x 12'3"	Carpet
13	2	Bedro	om	11'6" x 11'4"	Carpet		14	2	2-pc en suite	11'3" x 5'3"	Linoleum
15	2	Bedro	om	12'2" x 7'6"	Vinyl P	lank			-		
						Property	Info	rmatio	n		
	st Prop nstruct		No Wood Fram	e	PCDS:	Yes			GST:	F	PST:
Roof: Exterior: Basement: Bsmnt Walls: Equip Incl: Features: Outdoor: Heating: Water Htr: Fireplace:		alls: l: r:	Air Exchang	ve, Washer, Drye ger, Sump Pump Lawn Front Forced Air		sher Built I	n, Sh	ed(s), V		Furnace Owned	
	: Width : Desc:		Backs on to	Field/Open Space	Depth:				Tot Lot Area:	9.98 Acres	
	veway		Gravel Driv						Park Sp:		
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Pro	op Offe	red:								viron Audit:	No
Miı Tax	neral R kes Pai	gts: d To:	Not Include RM 486	ed		d Lsd: s of Lse:	No		Fir	nancial Oblig?:	No
Bu: Fei	oograp sh: nces: nane 1	•	Flat Shelter Bel Some	lt	Slou	ghs:	Non	e	Po Ph	her Bldgs: wer: one: rd Light:	See comment Yes Yes No
Propane Tank: Nearest Town: Dist to Elem:		Carrot Rive 28 miles	er		to Town: pol Bus:	28 r	niles	Di	st to High Schl: tr Treat Equip:		
Wt	r Supp	ly:	Well		Sum	p Pump:	Inclu	uded	Sv	cs To Property:	Yes

Sewer:	Liquid Surface Dis	, Septic Tank												
Srv To Prp Rem: Power and phone														
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres						
Moose Range RM	No. 486	203545234	NE	35	50	8	W2	9.98						

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





















































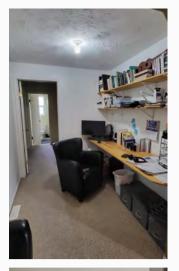






































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