



HAMMOND

R E A L T Y

\$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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Carrot River**



Prop Type:	Residential	Location:	Moose Range Rm No. 486
SubType:	Acreage		
Tot Lnd Acr:	9.98		
WaterBody:			
Style:	One ½	Postal Code:	S0E 0L0
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 Ext 0		
Latitude	53.363582	Longitude	-103.051933
Ownership:	Freehold	Tax Amt/Yr:	\$0 / 2024

Service To Property: Yes

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 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.

Rooms Information

Beds: 5			Bathrooms: 3			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Office	7'5" x 6'9"	Carpet	2	M	Kitchen/Dining	13'5" x 23'3"
3	M	Utility Room	8' x 8'7"	Linoleum	4	M	Porch	12" x 6'10"
5	M	Bedroom	9'2" x 9'7"	Carpet	6	M	4-pc bath	5'2" x 13'2"
7	M	Primary Bedroom	11'6" x 11'8"	Carpet	8	M	Primary Bedroom	8'6" x 10'7"
9	M	2-pc en suite	5'10" x 4'11"	Linoleum	10	M	Living Room	23'3" x 15'2"
11	2	Recreation Room	10'11" x 15'3"	Carpet	12	2	Recreation Room	7'7" x 12'3"
13	2	Bedroom	11'6" x 11'4"	Carpet	14	2	2-pc en suite	11'3" x 5'3"
15	2	Bedroom	12'2" x 7'6"	Vinyl Plank				Linoleum

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Cellar, Unfinished						
Bsmnt Walls:	Concrete			Sep Entry:			
Equip Incl:	Fridge, Stove, Washer, Dryer, Dishwasher Built In, Shed(s), Window Treatment			Bsmnt Ste #:			
Features:	Air Exchanger, Sump Pump						
Outdoor:	Lawn Back, Lawn Front						
Heating:	Baseboard, Forced Air			Wtr Softner:			
Water Htr:	Included/Electric			Furnace:	Furnace Owned		
Fireplace:	1/Wood						
Lot Width:		Depth:		Tot Lot Area:	9.98 Acres		
Lot Desc:	Backs on to Field/Open Space						
Driveway:	Gravel Drive			Park Sp:			

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No
Mineral Rgts:	Not Included	Trms of Lse:		Financial Oblg?:	No
Taxes Paid To:	RM 486				
Topography:	Flat			Other Bldgs:	See comment
Bush:	Shelter Belt	Sloughs:	None	Power:	Yes
Fences:	Some			Phone:	Yes
Propane Tank:				Yard Light:	No
Nearest Town:	Carrot River	Dist to Town:	28 miles	Dist to High Schl:	28 miles
Dist to Elem:	28 miles	School Bus:		Wtr Treat Equip:	
Wtr Supply:	Well	Sump Pump:	Included	Svcs To Property:	Yes

Sewer: Liquid Surface Dis, Septic Tank
Srv To Prp Rem: Power and phone
RM Moose Range RM No. 486

Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
203545234	NE	35	50	8	W2	9.98

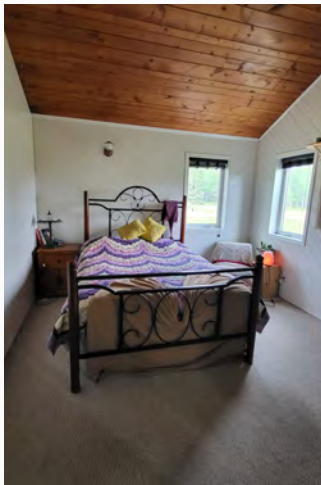
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500 ft

