



HAMMOND

R E A L T Y

\$320,000

Prebushewski 1.6 acres Acreage, Biggar



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Take a look at this acreage on 1.6 acres located 7 km west of Biggar! This property offers a nicely renovated home, large shop, and a beautifully landscaped yard site with pavement to your property!

House:

Step into this 1,083 sq ft house through the huge south facing 3-season cedar finished screened-in porch. Inside is the beautifully updated kitchen with maple cabinets, granite tile countertops, stone backsplash, and gas range plumbing. The kitchen leads to the main floor living room, family room, 4-piece main bathroom, and large primary bedroom with walk-in closet. The main floor is rounded off with a mudroom and a 2-piece bathroom.

There are 2 additional bedrooms upstairs, with a 4th bedroom in the basement. The lower level also offers a large recreation room with natural gas fireplace, utility room with laundry, and cold storage.

The home has been extensively renovated, including updated windows, flooring, wiring, and plumbing throughout and must be seen to be appreciated.

Outbuildings:

Shop: (36ft x 48ft)

- Divided into 3 areas:
 - o 30x36 double car garage with 2 post Hydralift 8,000lb lift
 - o 18ft x 20ft woodworking shop
 - o 14ft x 18ft carpeted studio
- The shop is heated with 2 overhead natural gas radiant heat.
- 10ft high ceilings, 12ft high above the lift

Shed: (16ft x 30ft)

- Gravel floor, 2 swinging doors provide full access
- Built-in chicken coop with access to a fenced outdoor area

Infrastructure and Improvements:

- Well: 115ft well completed in 1961, re-lined with new PVC casing in 2004
- Septic: Septic tank with surface pumpout.
- Natural gas to the house and shop
- Water Softener 3 years ago, Iron Filter rebuilt 6 years ago
- Metal roof 2010
- Alarm system with video surveillance.

Yardsite:

- Garden area with watering pole
- Garden shed and feed shed
- Fruit trees throughout the yard, including apple, cherries, black currants, haskaps, sea buckthorns, and raspberries.

RM of Biggar Acreage - 1.6 Acres
(Prebushewski)



Prop Type:	Residential	Location:	Biggar Rm No. 347
SubType:	Acreage	Postal Code:	S0K 0M0
Tot Lnd Acr:	1.84	Possession:	to be negotiated
Style:	One ½	Baths:	2
Bldg Type:	House	Levels AG:	2.0
Year Built:	1908		
Beds:	4		
SqFt:	1,083		
Zoning:	RES/AG		
Legal:	Blk/Par A-Plan 101560856 Ext 2 Ptn NE 31-35-15 W3		
Latitude	52.055359	Longitude	-108.122444
Ownership:	Freehold	Tax Amt/Yr:	\$1,550 / 2024

Ease/Restrct: Yes

Service To Property: Yes

Public Remarks: Take a look at this acreage on 1.84 acres located 7 km west of Biggar! This property offers a nicely renovated home, large shop, and a beautifully landscaped yard site with pavement to your property! House: Step into this 1,083 sq ft house through the huge south facing 3-season cedar finished screened-in porch. Inside is the beautifully updated kitchen with maple cabinets, granite tile countertops, stone backsplash, and gas range plumbing. The kitchen leads to the main floor living room, family room, 4-piece main bathroom, and large primary bedroom with walk-in closet. The main floor is rounded off with a mudroom and a 2-piece bathroom. There are 2 additional bedrooms upstairs, with a 4th bedroom in the basement. The lower level also offers a large recreation room with natural gas fireplace, utility room with laundry, and cold storage. The home has been extensively renovated, including updated windows, flooring, wiring, and plumbing throughout and must be seen to be appreciated. Outbuildings: Shop: (36ft x 48ft) - Divided into 3 areas: o 30x36 double car garage with 2 post Hydralift 8,000lb lift o 18ft x 20ft woodworking shop o 14ft x 18ft carpeted studio - The shop is heated with 2 overhead natural gas radiant heat. - 10ft high ceilings, 12ft high above the lift Shed: (16ft x 30ft) - Gravel floor, 2 swinging doors provide full access - Built-in chicken coop with access to a fenced outdoor area Infrastructure and Improvements: - Well: 115ft well completed in 1961, re-lined with new PVC casing in 2004 - Septic: Septic tank with surface pumpout. - Natural gas to the house and shop - Water Softener 3 years ago, Iron Filter rebuilt 6 years ago - Metal roof 2010 - Alarm system with video surveillance. Yardsite: - Garden area with watering pole - Garden shed and feed shed - Fruit trees throughout the yard, including apple, cherries, black currants, haskaps, sea buckthorns, and raspberries.

Directions: From Biggar: 8km west on HWY 51

Easement/Restriction Comments: Sasktel Easement on title

Service to Prop Comments: Power, Nat Gas

Rooms Information

Beds: 4				Bathrooms: 2				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	13.08 x 15.01	Ceramic Tile	2	M	Living Room	11.04 x 17	Laminate		
3	M	Family Room	13.03 x 12.11	Laminate	4	M	Primary Bedroom	9.02 x 14.04	Laminate		
5	M	4-pc bath	7.05 x 10.02	Vinyl tile	6	M	Foyer	4.10 x 7.08	Ceramic Tile		
7	M	Sun Room	10.07 x 21.05	Carpet	8	M	Nook	6 x 6.02	Laminate		
9	M	2-pc bath	8.1 x 3.11	Ceramic Tile	10	2	Bedroom	8.10 x 10.06	Laminate		
11	2	Bedroom	12.0 x 15.00	Laminate	12	B	Recreation Room	16.06 x 19.09	Carpet		
13	B	Bedroom	7.07 x 13.05	Carpet	14	B	Laundry In Utility	7.03 x 19.02	Vinyl Plank		

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame						
Roof:	Metal						
Exterior:	Cedar, Vinyl						
Basement:	Full Basement, Fully Finished			Sep Entry:	No		
Bsmnt Walls:	Concrete			Bsmnt Ste #:			
Equip Incl:	Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Garage Door Opnr/Control(S), Hood Fan, Satellite Dish, Shed(s), Vac Power Nozzle						
Features:	Alarm Sys Owned						
Outdoor:	Deck, Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs						
Heating:	Forced Air, Natural Gas			Wtr Softner:	Included		
Water Htr:	Included/Gas			Furnace:	Furnace Owned		
Fireplace:	1/Gas						
Lot Width:		Depth:		Tot Lot Area:	1.84 Acres		
Lot Desc:	Backs on to Field/Open Space, Rectangular						
Gar/Prk:	2 Car Detached			Insulated Garage:	Fully Insulated		
Garage Size:	36.0 x 48.0			Heated Garage:	Yes		
Driveway:	Gravel Drive			Park Sp:	10		

Acreage Information

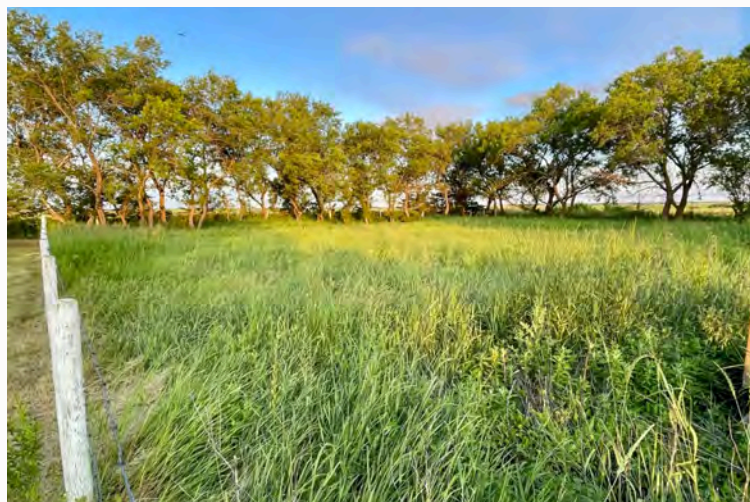
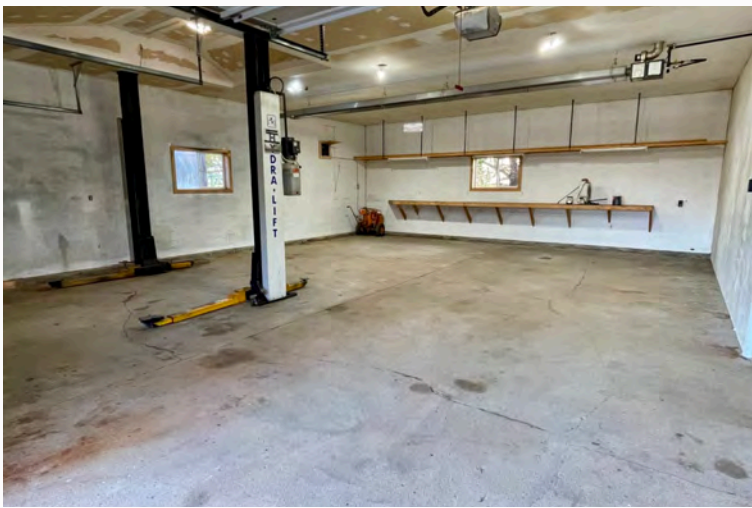
Prop Offered:		Environ Audit:	No
Mineral Rgts:	Not Included	Financial Oblg?:	No
		Land Lsd:	No

Taxes Paid To:	RM of Biggar	Trms of Lse:		Wrkshop Sz:				
Workshop:		Wrkshop Ht:	Yes	Other Bldgs:	Shed, Chicken Coop			
Topography:	Flat			Power:	Yes			
Bush:	Some	Sloughs:	None	Phone:	Yes			
Fences:	Complete			Yard Light:	Yes			
Propane Tank:		Dist to Town:	8	Dist to High Schl:	8			
Nearest Town:	Biggar	School Bus:	Yes	Wtr Treat Equip:	Included			
Dist to Elem:	8	Sump Pump:		Svcs To Property:	Yes			
Wtr Supply:	Well							
Sewer:	Septic Field, Septic Tank							
Srv To Prp Rem:	Power, Nat Gas							
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Biggar RM No. 347		145475275	NE	31	35	15	3	1.6

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







The map displays a comprehensive view of land ownership in the Biggar area. Key features include:

- Land Parcels:** Numerous individual land parcels are shown, each labeled with the owner's name and the acreage of the parcel. Owners include individuals like Greg & Jason Mundt, Fred & Linda Kral, and various farming families.
- Roads:** Major roads are clearly marked, including Highway 14 (running north-south) and Highway 1 (running east-west). Other roads like Highway 10, Highway 11, and Highway 12 are also visible.
- Water Bodies:** Several lakes are shown, including Oban Lake, Castlewood Lake, Cooper's Lake, and Richmond Lake. The map also shows the Biggar River and the Biggar Creek.
- Color-Coding:** The map is color-coded to represent different land ownership groups. The legend in the bottom right corner identifies the colors used for different land ownership groups.
- Legend:** A legend in the bottom right corner identifies the colors used for different land ownership groups. The colors include green, yellow, blue, and various shades of brown and grey.



51

51

Google Earth

Image © 2024 Airbus



90 m

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Property Report

Municipality Name: RM OF BIGGAR (RM)		Assessment ID Number :	347-000831101	PID: 203125232
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft		
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :		
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :		
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate : Basement Rooms		
Percent of Basement Area: 20% - Approx 1/4 Finished	Att/B-In Garage Rate:	Garage Finish Rate :		
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :		
Detached Garage Rate: Detached Garage	Garage Finish Rate:	Garage Wall Height Adjustment : 08		
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate : Shed		
Porch/Closed Ver Rate:	Deck Rate: Deck with Roof			
Section: SFR - 1 Storey	Building ID: 4018912.0	Section Area: 368		
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft		
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :		
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :		
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate : Basement Rooms		
Percent of Basement Area: 20% - Approx 1/4 Finished	Att/B-In Garage Rate:	Garage Finish Rate :		
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :		
Detached Garage Rate: Detached Garage	Garage Finish Rate:	Garage Wall Height Adjustment : 08		
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate : Shed		
Porch/Closed Ver Rate:	Deck Rate: Deck with Roof			
Section: SFR - 1 1/2 Storey	Building ID: 4018912.0	Section Area: 396		
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft		
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :		
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :		
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate : Basement Rooms		
Percent of Basement Area: 20% - Approx 1/4 Finished	Att/B-In Garage Rate:	Garage Finish Rate :		
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :		
Detached Garage Rate: Detached Garage	Garage Finish Rate:	Garage Wall Height Adjustment : 08		
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate : Shed		

Municipality Name: RM OF BIGGAR (RM)

Assessment ID Number : 347-000831101

PID: 203125232

Porch/Closed Ver Rate:		Deck Rate: Deck with Roof	
Section: Basement	Building ID: 4018912.0	Section Area: 800	
Basement Rate: Basement		Basement Height: 07 ft	Basement Garage :
Basement Walkout Adj:		Basement Room Rate: Basement Rooms	Percent of Basement Area : 20% - Approx 1/4 Finished
Section: Detached Garage	Building ID: 4018912.0	Section Area: 1784	
Detached Garage Rate: Detached Garage		Garage Finish Rate:	Garage Wall Height Adjustment : 08
Garage Floor Adj:		Incomplete Adjustment:	
Section: Shed	Building ID: 4018912.0	Section Area: 192	
Shed Rate: Shed			
Section: Deck	Building ID: 4018912.0	Section Area: 144	
Deck Rate: Deck with Roof			
Section: Deck	Building ID: 4018912.0	Section Area: 226	
Deck Rate: Deck with Roof			

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	\$2,300		1	Residential	80%	\$1,840				Taxable
Improvement	\$143,000		1	Residential	80%	\$114,400				Taxable
Total of Assessed Values:	\$145,300				Total of Taxable/Exempt Values:	\$116,240				