

\$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.

SubType: Acreage Tot Lnd Acr: 1.84

Style: One 1/2 Bldg Type: House

1908 Year Built: Beds:

1,083 SqFt:

Baths: Levels AG: 2.0

Postal Code: S0K 0M0

Possession: to be negotiated

Zoning: RES/AG Legal:

Blk/Par A-Plan 101560856 Ext 2 Ptn NE 31-35-15 W3 Latitude Longitude -108.122444 Ownership: Freehold Tax Amt/Yr: \$1,550 / 2024

Ease/Restrct: Yes Service To Property: Yes **Easement/Restriction Comments:** Sasktel Easement on title Service to Prop Comments: Power, Nat Gas

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

Rooms Information

Be	ds: 4	E	Bathrooms: 2	# Kitche	ens: 1				
<u>#</u>	Level	Room	<u>Size</u>	<u>Floor</u>	<u>#</u>	Level	Room	<u>Size</u>	<u>Floor</u>
1	M	Kitchen	13.08 x 15.01	Ceramic Tile	2	М	Living Room	11.04 x 17	Laminate
3	М	Family Room	13.03 x 12.11	Laminate	4	M	Primary Bedroom	9.02 x 14.04	Laminate
5	М	4-pc bath	7.05 x 10.02	Vinyl tile	6	M	Foyer	4.10 x 7.08	Ceramic Tile
7	М	Sun Room	10.07 x 21.05	Carpet	8	M	Nook	6 x 6.02	Laminate
9	М	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	В	Recreation Room	16.06 x 19.09	Carpet
13	В	Bedroom	7.07 x 13.05	Carpet	14	В	Laundry In Utility	7.03 x 19.02	Vinyl Plank
				Proper	ty Info	rmatio	n		

Exist Prop: 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: **Bsmnt Walls:** Bsmt 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 Wtr Softner: Included

Forced Air, Natural Gas **Heating:**

Water Htr: Included/Gas Fireplace: 1/Gas

Driveway:

Lot Width: Depth:

Lot Desc: Backs on to Field/Open Space, Rectangular

Gar/Prk: 2 Car Detached Garage Size: 36.0 x 48.0

Gravel Drive

Insulated Garage: Fully Insulated

Furnace Owned

Heated Garage: Yes Park Sp:

Tot Lot Area: 1.84 Acres

Furnace:

Acreage Information

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

Taxes Paid To: RM of Biggar Trms of Lse:

Workshop: Wrkshop Ht: Yes Wrkshop Sz:
Topography: Flat Other Bldgs:

Topography:FlatOther Bldgs:Shed, Chicken CoopBush:SomeSloughs:NonePower:Yes

Fences: Complete Phone: Yes Propane Tank: Yard Light: Yes

Nearest Town:BiggarDist to Town:8Dist to High Schl:8Dist to Elem:8School Bus:YesWtr Treat Equip:IncludedWtr Supply:WellSump Pump:Svcs To Property:Yes

Sewer: Septic Field, Septic Tank

Srv To Prp Rem: Power, Nat Gas

RMParcel Dir Sec TWP RGE Meridian # Acres NE 31 35 Biggar RM No. 347 145475275 15 3 1.6

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

















































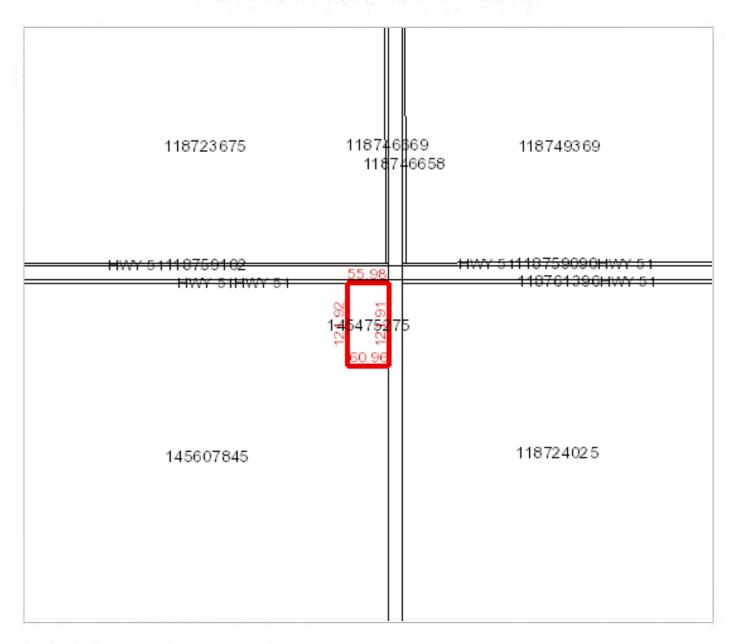
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1400 \$ 1300 SASKTE	250100 6	195900	165000	5 199400 167200 4 4	226600 3	143800 1 HUTTERIAN	14700 167300	M 175000	157900	167100	Thing	155000 136	3250 0028	169700 4 A	00800 22 240HTMA	119700 113	500 13	8900 DEBUS 2 106	SAC OF THE	SCARISBRIC 95400 MARGARET		E ON	XXXXX	115	200 MUNDT 110700	GLENNA & 3	REDERICK A MA	ARK & LISA 2	S MARK	& MARK &	S MARK 6	4 4 4 1 1 39300 N	5
ETHREN LORRA LDEN DEMO	AINE LORRAINE DEMOISSAC	LORRAINE DEMOISSAC	RENE & T LORRAINE DEMOISSAC	RENE & DEMOISSAC LORRAINE DEMOISSAC DEMOISSAC	& BRETHREN GOLDEN	BRETHREN GOLDEN VIEW	MCLEOD KEVIN	LARLHAM	JAMES LARLHAM	BARRY & E CINDY C WATSON V	BARRY CINDY WATSON	AKRUTHERS HE	HONDA CAR	NID &	PAIGE D	E BUSSAC SHELL	Y & 5 65 LY 2200	00 NORN	IAND 226900 301	BLAKELY 53100		H	1 ×××	RON SHEIL JEZOV	NSKI JIA YIWEI	EVANOFF 83000 &	PATRICIA CONTROL OLISFUT CONTROL OLISFUT CONTROL OF	98 80 32000	79 N LISA N HAYNE	LISA HAYNES	A LISA HAYNES 136300	LISA HAYNES	111000
™260700 246	6100 242000	0 216700	198600 CHAD	218800 177700	159800	72200 8	160000	159300	176600	193500	170700	147800 1. 222	35000	87700	122500	153300 94	200	10	4100	SEE DETAIL AREA 12	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA		# 4	100	900 101600	VOS	106 i	1202R	1201R	12250	109	88400	14
FARMS LTD.	S L'HOIR ACRES LTD	deMOISSAC	GORING 195200	LORRAINE AGCO INC DEMOISSAC	C. CHERYL	CHERY NO DESROSIERS	WICKI CHARLENE NOWICKI	CLAUDETTE CLARK	CLAUDETTE	HUTTERIAN BRETHREN GOLDEN	37/	K. COL	IN IOISSAC JE	38 39 FF	DA & SO	AVID, DANIEL DAVID, I CONNIE & CONN SOLLID	ANIEL 4	DON 41	44 4 CRAIG THO	5 46 47 90 MS	THAT		FL	1	203R KIMBERLEY	KENNETH KOSTUCHENKO	DOUG DOUG WEEKES O- WEEK	7 CINDY CINDY 10120	FOX CINDY FOX	& RONALD & MARJORIE CROZIER	JOEL & MARCIA	NEIL & HARVEY COWAN	MARK & LISA HAYNES
81400 \$ 2426	31 246100	228800 3	2	191800 193700	DESROSIERS 148600 34	486600 B 12	35 161700	172600	164800 N	VIEW 165700 31	174300 8	LTD 61100 32	5500 S	113600 33	RVINE 568900 50	137300 1483	989 989	900 7310	A JANELLE TAYLOR 121000	36 82500	-2 1	*	HH+H-32	ODETTE SAGON	FANN MARTIN 131500	113500 34 KENNETH	108100 %	WAYNE & 35	17■ 1206 WAYNE	800 164400 8 RONALD &	146500 RONALD 8	31 115600 15	106300 32
TILE LTD. FARMS	S CLAUDETTE CLARK	HEATHER	GORING	KATHLEEN AGCO IN LINDSAY	C. GEORGINA HEATHER	GEORGINA HEATHER	ENNETH KENNETH SEIDL I	DENNIS WATSON	& LINDA WATSON	BRETHREN GOLDEN VIEW	BRIAN WATSON	RODNEY WA	RIAN © CO	DLICH IR	ARGARET CA	ARRUTHERS 8330	CHAR & BE	RLES CURT OESCI	EDWAR	D LEONA IRL GREEN	4	30	~ ************************************	MALT 5550	ULC 62900	HATTUCHENKO	54700 DOU WEE	& CII FOX EKES 113	NDY POX FOX 91800	MARJORIE CROZIER	CROZIER H	108	MATHEW & CHRISTOPHER DANYCHUK
261900 2 1642 55 CATLI	200 203500 IN CLAUDETTE	196700	258200	249100 218200 CODY HENRIETTA	165000	■ 139400 12	22800 149100	155500	154000 DENNIS	171900 DENNIS	167200	171500 1	60200 1	148700	86300	81400	7400 MARI	7400 9770	84700 FDWARD	139900		*	1		THE THE	1877	6300	111111	118 719W	VAN	RONALD & MARJORIE	108	NEOL
56 ■ HEATH	HER CLARK	CLAUDETTE	CLAUDETTE	PARENTEAU PARENTEA	FARMS LTD.	GEORGINA RH HEATHER HE	HONDA RHONDA EATHER HEATHER	& LINDA WATSON	& LINDA NO WATSON NO	WATSON	WATSON :	TAYLOR RHO	ONDA RI THER 85700	EDLICH	8 COO	5200 KEVIN	OD MCLE	N KEVIN MCLEO	D KAMMER DEWAYNE	& HARVEY SHUTIAK	WILLIAM & AI GERALDINE O	UDREY 55 ESCH	BIGGAR 41600	100	HUTTERIAN BRETH. CH. >>	56200 177	HOWN OF	ANN CINDY	F & 72	RONALD & MARJORIE CROZIER	CROZIER 117900	HHHHH 180280	SHAWN. MATHEW & CHRISTOPHER
1NG "H	30 178900	164600 2	9 193700	205100 154300 28 EVAN & HENDISTE	27	122400 C 65	125100 111400 26	143900	25 127600	156200 30	151700 S	140900 2936	1415	138200 \$	SE 000	38600 1329 27	900 6 95	700 11 N 26	0300 100800	25 118900	119 139000	109200 24	45900 - 37	900 878	00 76900 28	27	100	123700 26 ANN	S RONAL	25 ■720	# 6235 3 W RONALD &	30	61700
RMS LTD. CATLIN HEATH 17820	HER HARNETT 176200	182500	CLARK 193800	AUDRA PARENTEA EAST 176100	HEATHER 1	GEORGINA LO	ORRAINE RHONDA EATHER HEATHER	HEATHER	HEATHER	& LINDA WATSON	& LINDA WATSON	REDLICH RED	DLICH W	ATSON	835	KEVIN STOCK MCLEOD FARMS	LTD. 7340	EOD KEVIN McLEC	DEWAYNE NO KAMMER	& KATIE DONAHUE = 56000	■23 KELLY & CHERI STEEG	ALVIN & CO AUDREY 10 OESCH	BOBBI-JO BOBI & KENT & K WOLFE WOL	ENT AUDRE	& HUTTERIAN I. EY BRETH. CH	HOLDINGS I	HOLDINGS W NC. 86300 17	75100 WEE	KES N MARJO CROZIE	RIE RONALD MARJORIE CROZIER	MARJORIE CROZIER 138500	(7)	108
00 YING "H" LINDA	918W	917	DANIE!	916W	915W	ALIDIEI DV	2600 G1-45	91	13R	103600 818	90900	817R	133100 1	22100 _{816R}	94300	815R	5200	BTAR	8135 9720	34 M	75900 718	35 70400	78500 717S	61200 80800	716R	HUTTERIAN V	R ANN 73400 HL WEEKES	714R UTTERIAN MULLER	5700 SHARON	RONALD	& WAYNE &	OUR	30600 61.
OCK SCHNE	EDAR AGCO INC.	HEATHER	HEATHER	GEORGINA FARMS LT	D. HEATHER	DUEKER HE	EATHER SEIDL	RHONDA HEATHER	RYAN & RHONDA HEATHER	DENNIS WATSON	DENNIS WATSON	CARRUTHERS &	LINDA W	ATSON I	WATSON KE	EVIN KEVI	N EOD KEVI	IN KEVIN	MEZA	ROS 33 HARRY & MARY-JO	HARRY	WILLIAM & GERALDINE REDUCH	DEVELOP- BRETI	H. CH. HUTTER BIGGAR BRETH.	RIAN BRETH, CH	BRETH. CH. OF BIGGAR	CLINTON OF WEEKES	F BIGGAR & JAME PEYACH	SH 60 McINTO	SH CROZIER	GRAZING LEASE	3000	108
1454 NAHUE 6 LINDA	19 189400 BARRER	176800 20	187100 8 LYNDON 8	153800 21 122100 JOE & ROLLING	116000 22 H RYAN 7	103600 00 100	0400 23 105700 S	72400 DVAN **	24 79400 85	70200	88100 88	89600 20	1058000 MU	130200 IRRAY 21	117400 \$ 8	22 852	00 S 46	23	43800 Q-\	24 100300	DANYCHUK 75900 19	53600 (y	83900 20 68	400 G 4720	RIAN HUTTERIAN	88200 HUTTERIAN	28500	182500 AN	N KEN &	24 KEN &	93300/6 WAYNE &	19 DONALD	2159 J.M.
RES LTD. SCHNE	EDAR AGCO INC.	BARBER	BARBER	GEORGINA HEATHER LTD.	RHONDA HEATHER	HEATHER & VAF	SIERRA & SIERRA RLEY VARLEY	RHONDA HEATHER	SEIDL	LAWRENCE C	AWRENCE CARRUTHERS	CARRUTHERS W	VATSON HE	RRMANN	MURRAY HERRMANN	KEVIN MCL MCLEOD	EOD 8 DEW KAM	& ED 8 VAYNE DEWA	YNE 8	SUTER	39100	VIOLET MCCARTY	DEVELOP- BRE	TERIAN BRETH TH. CH. OF BIO	GGAR OF BIGGAR	BRETH, CH. OF BIGGAR	WEEKES 2	BRETH, CHO WE OF BIGGAR	BECKET	T BECKETT	FOX 042600	CROZIER 69000	deMOISSAC 214200
AN &	200 126000	KENNETH	VENNETH	136/00 112/00	104600	110800 850	600 100700	81200	64000	60400	70500 ROBERT &	69900 CLAY AR	97200 1 GO	19900	103400 CORIE r	117000 1	23900 69	9200 82	4600	76800 m	58700 ROY &	70200 BOB & N	63400 VILDLIFE SASH	63400 # 8090 C. HUTTE	00 78700 RIAN =	HUTTERIAN	HUTTERIAN HU	UTTERIAN HUTT	ERIAN KEN &	DONALD & RUTH	DONALD	DONALD &	613W
DGEVEEN AGCO	INC. & SHERRIL BECKETT	& SHERRIL BECKETT	& SHERRIL BECKETT	LINDGREN LINDGRE	ALLEN N & VAL BARBER	PARENTEAU & S	NARD EDWARD SIERRA & SIERRA VARLEY O	RYAN & RHONDA HEATHER	RYAN & RHONDA HEATHER	LORRAINE HEATHER	LORRAINE HEATHER 99100	BALLARD	LAY 65 M	CHOCK &	SCHOCK & SMURRAY HERRMANN	SHELLEY FARM FORBES 4F FA	S & McL	EOD McLE	00	TROTCHIE	ROSE BALDWIN	VIOLET MCCARTY	DEVELOP— WILD MENT FEDE	ERATION OF BIO	GGAR BRETH. CH.	OF BIGGAR	OF BIGGAR OF	F BIGGAR OF I	BIGGAR BECKET	141200	CROZIER	CROZIER	deMOISSAC
AN & 6 KENNE	18 124100 Q	KENNETH	KENNETH S	ELLIOTT 16 118400	91900 6 ALLEN 15	109500 S 52	400 14 43600 C	60400 RYAN &	13 72200	84600	8458	67700	103000 H	19300 CORIE 16	104500 & CORIE &	118500	900 S 10	01400 6720 RY & HAPPY	1900 RICHM	67400 OND	86300 SASK. 18	83400 SOSZ	60100 787 17	00 55 7870	16	HUTTERIAN	HUTTERIAN H	UTTERIAN BRET	ERIAN 55200	13	LORNE &	18 LORNE & G	LORNE &
OGEVEEN BECKET	& SHERRIL BECKETT	BECKETT 113000	BECKETT 112000	107800 LINDGRE 128500	N BARBER	PARENTEAU HE	ATHER RYAN & RHONDA HEATHER	RHONDA HEATHER	RHONDA HEATHER	LORRAINE HEATHER	ROBERT & LORRAINE HEATHER	BALLARD KEN	T, HEATHER S	SCHOCK & S MURRAY HERRMANN	MURRAY HERRMANN	SHELLEY SHE FORBES FOR	LLEY DANY	Y-JO MARY- YCHUK DANYO	HUK LAKE	31	WILDLIFE FEDERATION 74900	VIOLET MCCARTY	BRETH, CH. BRET	TH. CH. BRETH	I. CH. BRETH. CH.	OF BIGGAR 143200 <i>709</i>	OF BIGGAR OF S 209300	F BIGGAR OF B	IGGAR 33900	DONALD & RUTH CROZIEF	METZ 175200	METZ 216300	METZ 215600 61
EN & KENNE	ETH KENNETH	KENNETH	DANIEL HEATHER	DANIEL ELLIOTT	9093	PRAIRIE DAN	1400 9085 46200	JOE &	77S 57000	812S	WII DI IFF	81.15 KRE	117800 °C	ROBERT 2	N 128400 1	809W	CK &	ARGO ROAL	600 8	2460 MINISTR	712R	20300	HUTTERIAN HUT	TERIAN HUTTE	RIAN HUTTERIAN	ORVAL McCOMB, KATELYN PERRY	DARYLE H	HUTTERIAN	TOBR TO	7/5	AN HITTEDIAN	HUTTERIAN BRETH. CH.	HUTTERIAN BRETH. CH.
BINSON	ERRIL & SHERRIL ETT BECKETT 120200	BECKETT	55600	67200 LINDGREN 106200	PRAIRIE VIEW FARM LTD.	FARM LTD. HEA	ORGINA HEATHER	HEATHER	HEATHER	FUND	WILDLIFE DEVELOP- MENT FUND D-	FUND	LORNA PRING	LORRAINE I	LORRAINE HEATHER	WE	DA MAR' DAN'	RY & HARR	RONALD	OF AG	7	-		BIGGAR OF BI	H. CH. BRETH. CIR	KATELYN PERRY, KENDRA PERRY, COYE KELLIHER	REDLICK S	RETH. CH. HUTT	ERIAN H. CH. BIGGAR 2600 Q 1762	IAN BRETH. C CH. OF BIGGA 208800	AN HUTTERIAN CH. BRETH. CH. AR OF BIGGAR 215500	OF BIGGAR	OF BIGGAR
1339 RBER 6 WELDO	WELDON O	PADDED 8	BARBER OO	9	2 10	2	600 43600 HAEL & JOE	70200 SN JOE	43600 B	61700 WILDLIFE 7	94400 4	0	ILDLIFE D	102300 g	97000 1250 BOBERT 8	105000 87	600 S 73	3300 7020 11	DeBUSSA 52700		2	7 A8	115300 11 8 HUT	TERIAN HUTTE	RIAN HUTTERIAN	ORVAL McCOMB	DEVAL MCCOMB	UTTERIAN HUTT	ERIAN HUTTER	RIAN LORNE &	LORNE &	LORNE &	LORNE &
D CATTLE BARBE	ON DADDED	CATTLE CATTLE LTD. 1	LAND AND CATTLE	78500 52400	MICHAEL & JODIE GORDON 74300	MICHAEL & MIC JODIE GORDON 63300 568	DIE HEATHER ROON 43600	HEATHER	JOE 90 HEATHER	WILDLIFE DEVELOP— MENT FUND 44100	DEVELOP- MENT FUND 56800	WILDLIFE DEVELOP— DE MENT MI FUND 51700	EVELOP B EVELOP B ENT H			IARY JO MAR DANYCHUK DAN	Y-JO MARY	YCHUK	CHUK FRIESEN		REDLICH 2000	11400	2 0 ~		RIAN HUTTERIAN I. CH. BRETH. CI GGAR OF BIGGAR 200 119700	KATELYN PERRY, KENDRA PERRY, COYE KELLIHER	COYE KELLIHER O	HUTTERIAN HUTT BRETH, CH. BRET OF BIGGAR OF E 146900	H. CH. OF BIG 81800 2088		METZ	CINDY 6 METZ 216800	CINDY METZ 198400
DON & BARE	BER BARBER D AND LAND AND TILE CATTLE	and the second second second	102121302 F	HENRIETTA G & T	100000000000000000000000000000000000000	MCHAEL & MICH		DANIEL J. HEATHER	1					61800 ASSIE I	65200 MASSIE MA	RRY & HA	RRY & H.ID	9400 75 ROBE	68500 RT & 18	36100	20890			ERIAN HUTTER	RIAN HUTTERIAN	BARRY & JUDY	BARRY HI & JUDY BI	UTTERIAN MCKI RETH. CH. FARM	NLEY HUTTER BRETH.	RIAN LORNE &	& NORMAN PRIOR	CRAIG FERENCE &	CARL & S
5000 S LTD.	TLE CATTLE LTD. S00 81700	SASK LTD. 5	SASK LTD.	PARENTEAU FARMS LTD. 47700 43600	GORDON 43600	57000 p	HEATHER			WHITESHORE B LAND & JA CATTLE LTD. C		WILDLIFE W DEVELOP DI MENT M FUND FI 59200 52	CIMICA	ARM LTD.	HILLTOP DAY FARM LTD. & DAY 57000 D-	RY-JO MA NYCHIUK DA BRADEN & NYCHIUK DA	BRADEN FARM	MS LTD. DANYO		4 & ANGE BUHLER	GERALDINE G	VILLIAM & SERALDINE SEDLICH	419		H. CH. BRETH. CH.	& JUDY REDLICK 105000	& JUDY REDLICK OF	F BIGGAR 136000 189	100 & 2067	10 No. 10	NODWELL 172900	166600 9	NICHOLLS 180500
Mr.	6 - 7	5	8	HENRIETTA HENRIETTA	MICHAEL &	MICHAEL & MICH	HAEL & WOULE	ROBERT HEATHER	43600 % RYAN 60	57300 6 WHITESHORE	57600 4848	5 JAI	M M	4	MASSIE %	73600 3 9610 ROBERT MARY	0 0	2 131	78000 50 DARYLE	63000 DARYLE	S KIMBERLEY 6	86700	3	JANIGE CHRISTEN	SEM JANICE	BARRY 3	BARRY D	JOCELYN FARM	INLEY LORNE	& NICHOLAS & SUSAN MAGUIRE	NORMAN	CRAIG FERENCE	CRAIG FERENCE
PELDON BARBEI LAND A CATTLE LTD. 82400	LTD.	78600	54300	PARENTEAU PARENTEA	GORDON	JCDIE JOD GORDON GOR	JODIE GORDON	43600	HEATHER 43600	CATTLE LTD.	CATTLE LTD.	BRADLEY DO SO MA	LMAN & H	IASSIE II IILLTOP II ARM LTD. II 4600	FARM LID.	ROBERT DANYCHUK & CODANYC	THUK DY FARM CHUK 9610	MS LTD.	& JOCEL REDLICK 97500	- F1	MARTIN 95400	MBERLEY MARTIN 110900	adana	12	2600 144900	BARRY REDLICK 126600	& JUDY & REDLICK RI	172300 2	10200 METZ 21220	BILL 0 EGERT 0 701W 1890	168000	152800 84 1506W	175500 605
102121302 10 SASK	02121302 102121 ASK LTD. SASK	905 1302 10212130 SASK	R 02 905V ≥	904R	903R	"H" FLYING "H"	700 902R 43000 RONALD RYAN	90.	11R	80900 806R	68700 WHITESHO	805R	DARRYI &	DARRYL &	8045	8035	ARRY & R	802W	OBERT & WILLIA	101300 M & COLTO	700	SW 221W	20200 705R	Jo	704R HN &G ANICE	A JANICE	GREGORY &	GREGORY & GE	DRGE & LORN		500	CRAIG	CRAIG
T NONC	1 TD	ITD.	DANIEL	HEATHER STOC	SIUCK	SIDUK	LIAMICING PHON	DA PHONE	oc 1021213	302 WHITESHOR	LAND &	LAND &	POENDA	DDENDA	MAKKY &	MAKKT &	MARY-JO TA	AMMY	ALLIAY CEDAL	DINE DEDITION	CH DALE	DATE		100	LIDICTO	CHRISTENSENIA	CHANTELLE	CHANTELLE DO	& CI	NUT SASK. L	LIU. FERENCE	EEDENICE	FEDENIOE





Surface Parcel Number: 145475275

REQUEST DATE: Mon Jun 24 16:07:57 GMT-06:00 2024



Owner Name(s): Prebushewski, Bernie Kelly

Municipality: RM OF BIGGAR NO. 347 Area: 0.743 hectares (1.84 acres)

Title Number(s): 125887911 Converted Title Number: 97S30048

Parcel Class: Parcel (Generic) Ownership Share: 1:1

Land Description: Blk/Par A-Plan 101560856 Ext 2

Source Quarter Section: NE-31-35-15-3

Commodity/Unit: Not Applicable

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Municipality Name: RM OF BIGGAR (RM) **Assessment ID Number:** 347-000831101 PID: 203125232

Civic Address:

Legal Location: Qtr PT NE Sec 31 Tp 35 Rg 15 W 3 Sup 01

Supplementary: 1.84 ACRE MISC HAMLET IN LSD 16

Title Acres: 1.84

0360

Reviewed:

13-Aug-2002

2024/-32560

School Division: 207

Neighbourhood: 347-200

Change Reason:

Year / Frozen ID:

Predom Code:

SR002 Single Family Dwell

Method in Use: C.A.M.A. - Cost

Call Back Year:

Overall PUSE:

AGRICULTURAL ARABLE LAND

MANAGEMENT AGENCY

Acres	Land Use	Productivity Detern	nining Factors	Economic and Physical	Factors	Rating	
2.00	K-A - [K-OCCUPIED YARD]	Soil assocation 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,146.42
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	42.68
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	5% reduction due to SD1 - [95 :	: Sand Pockets - Slight]	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	WS: Waste Slough Rate: 0.98		
		Soil assocation 2	AQ - [ASQUITH]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Function Obsolesce		MAF	Liability Subdivision	Tax Class	Tax Status	
4018912 0	3 - Fair	(0.7) - Very Good	56	0		1.26	1	R	Taxable	
	Area Code(s): SFR - 1 1/2 Stor		e Area (sq.ft) 396	Year Built 1908	Unfin%		mensions .0 X 22.0			
	SFR - 1 Storey		319	1908		14	.5 X 22.0			
	SFR - 1 Storey		368	1980		16	.0 X 22.0 + 3.5 X	1.5		
	Basement		800	1960		32	.0 X 22.0 + 6.0 X	6.0		
	Detached Garag	е	1784	1998		48	.0 X 36.0 + 7.0 X 8	3.0		
	Shed		192	1936		12	.0 X 16.0			
	Deck		144	1908		18	.0 X 8.0			
	Deck		226	1980		22	.0 X 11.0 - 3.5 X 4	.5		

RESIDENTIAL IMPROVEMENTS Details

Building ID: 4018912.0 Section Area: 319 Section: SFR - 1 Storey

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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
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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 Baseme	nt Area: 20% - Approx 1/4 Finished				
Section: Detached Garage	Building ID: 4018912.0		Section Area: 1784					
Detached Garage Rate: Detac	ched Garage	Garage Finish Rate:	Garage Wall Height	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 Value	es: \$145,300	-		Total o	of Taxable/Exempt Values:	\$116,240	_			