

\$1,650,000

Estlin 161 acres with Extensive Yard Site





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Horse & Cattle Lover's Dream Just Minutes South of Regina!

Here's your chance to own 160 acres of prime Regina heavy clay land with all the infrastructure in place for a serious horse or cattle operation. Whether you're looking to build a top-notch equine facility, expand your livestock herd, or simply enjoy a well-set-up country lifestyle, this property is ready to work for you.

Approximately 87 acres are currently in cultivation, with the balance in pasture, pens, and a well-developed yard site that includes everything you need:

- Mobile Home 2,182 sq ft, manufactured in 1999, 3 bedrooms, 3 bathrooms, large kitchen, gas fireplace in family room, central air conditioning and natural gas furnace.
- Office Building 36' x 60', pole frame construction, metal clad exterior, fully finished interior with reception area, 3 offices, kitchen, washroom, 3 storage rooms, central air conditioning and natural gas furnace.
- Processing Barn 36' x 60' x 12', pole frame construction, metal clad exterior, with front ½ of the building heated and concrete floor, rear ½ is dirt floor, office area, and washroom. All livestock equipment in the building is included.
- Heated Shop and 2 Storage Spaces 36' x 42' x 16' heated shop, natural gas radiant heaters, 14' x 18' electric overhead door, floor drain, water. 36' x 36' x 16' cold storage space located behind the heated shop with dirt floor. 36' x 72' x 12' cold storage space with dirt floor. Entire building is pole frame construction with metal clad exterior and interior.
- Riding Arena and Stable 100' x 60' x 15' riding arena, dirt floor, natural gas radiant heaters. 36' x 56' x 10' stable with concrete floor, 6 livestock stalls with rubber mats, 2 storage spaces, office, and washroom. Entire building is pole frame construction with metal clad exterior and interior.
- Barn with open front livestock shelters 48' x 47' barn space with concrete floor, washroom, partially heated, metal clad interior. Open front livestock shelters off each end of the barn, 35' x 95' and 35' x 145', metal clad exterior, watering bowls. Entire building is pole frame construction.
- 8 x Open Front Livestock Shelters 12' x 36', metal clad, located in multiple pens with livestock waterers.

This is a rare opportunity to step into a fully functional livestock property with incredible potential. Call today to book a private viewing and explore everything this turn-key operation has to offer.

Farmland Summary 1 Parcel 161 Title Acres (ISC) SAMA Information

158 Total Acres
158 Cultivated Acres
\$484,400 Total Assessed Value
\$490,532 Average Assessment per 160 Acres
78.4 Soil Final Rating (Weighted Average)

Property taxes will be lowered to approximately \$4,000 per year if the property is used for non-commercial purposes.



Detailed Description of Farmland Property

Legal Land Description ISC							Owner			SC	CIC	RM								
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
129	NE	11	15	20	W2	0	160.96		158	158				\$484,400	Regina	Heavy Clay	78.4	В	8	\$13,992.00
	Totals 1						160.96	0	158	158	0	0	0	\$484,400	Weighted Average Final Rating 78.4					\$13,992.00

Average per 160 acres \$490,532

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

https://www.sama.sk.ca/property-owner-services/detailed-property-information

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

 Sask Grains Risk Zones
 http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/

 Parcel Crop Insurance Rating
 https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator































































































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REY HEA ESON	JEFFREY & SHEA JAMESON	FREEMONT	FREEMONT FARMS ULC	GWEN FALCONER	BARRY & GWENDOLYN FALCONER	LARRY SANDR TODD	A DA	EAN & ENDREA W	STATE OF E	STATE OF	ELMER &	NORMAN & JUNE O'BYRNE	BREN	11 IT BR	INT	LFRED &	ALFRED &	RUDOLF WOLFE (ESTATE)	RUDOLF WOLFE (ESTATE)	BRENT	HUGH &	HUGH	KEN
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HEA ESON 00	& SHEA JAMESON 72,400	DONALD RENWICK 72,400	DONALD RENWICK 72,400	SWITZER- GEESEN 71,900	CROP FARMS INC 68,500	E.A. DOWNT 72,400		WNTON F	ARMS LTD.	FARMS LTD. & KEITH DOWNTON FARMS LTD. 71,000	F	AMILY ARMS LTD. 72,800	GARTH HAACK 70,700				ROBERTA WALSH 5,900	RYAN 63,500	NEAL HAACK 72,400	71,500	32,600	LOUISE MCGILLIVRA	AY MCG
REY HEA ESON	JEFFREY & SHEA JAMESON	JEFFREY & SHEA JAMESON	JEFFREY & SHEA JAMESON	FREEMONT FARMS ULC	HENRY TROUT CLEAN CROP	DAVID DOWNT FARMS	ON E.A	INTON B		& KEITH DOWNTON	DOWNTON	elizabeth Harris	GRAN	ON JAN RYA	ICE & ICE N	65,500	BRENT	BERNARD RYAN	MILDRED & NEAL HAACK 70.200	KARL KALINA	KARL KALINA 70,500	KENNETH BRATT	KEN
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	WHEATALIBA FARMS LTD.		WEISSHAAR FARMS INC.	MONIKA ALHAUSER	PERRY &	JOAN NELSON	NIS & DE	NNIS &	BARRY BARRY B	1000	WENDOLYN		BARRY & GLA	ADYS &	RY	PATRICI GAILLAR 33,100	A D 34,200	BRENT WOLFE	BRENT WOLFE 67,900	DAVID	DAVID PHILLIPS	TRIANGLE ACRES LTD.	JORI
00 1	71,500 WILLIAM	70,200	71,400	65,800 1 MONIKA	67,800 MONIKA	59,700 DENNIS		04,700	7,600 16	68,300 BARRY	72,400 15	63,500 JOHN &	71,200 BARRY	0 67. 14 BA	900 ;	10	35,600	70,100 BRENT	SELINA	69,600 BRENT	69,600 17	72,400 TRIANGLE	18 71, MON
	SCHNEIDER		FARMS INC.	ALHAUSER	ALHAUSER	JOAN NELSO	are.	NIS A	60,700	& GLADYS I	MARGARET	MARGARET	& GLA THOMP	ADYS &	GLADYS	THOMPSON	THOMPSON	WOLFE	HANLEY	WOLFE	MURPHY	ACRES LTD.	RON