

## Primeau 5-acre Acreage, Richard



<b>Prop Type:</b>	Residential	<b>Location:</b>	Douglas Rm No. 436
<b>SubType:</b>	Acreage		
<b>Tot Lnd Acr:</b>	5.28		
<b>WaterBody:</b>			
<b>Style:</b>	Bungalow	<b>Postal Code:</b>	S0M 2P0
<b>Bldg Type:</b>	House	<b>Possession:</b>	TBD
<b>Year Built:</b>	1961		
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>SqFt:</b>	1,216	<b>Levels AG:</b>	1.0
<b>Zoning:</b>	Ag/Res		
<b>Legal:</b>	Blk/Par A Plan 101529233 Ext 32		
<b>Latitude</b>	52.794537	<b>Longitude</b>	-107.625684
<b>Ownership:</b>	Freehold	<b>Tax Amt/Yr:</b>	\$795 / 2024

**Public Remarks:** Primeau Acreage – Peaceful Prairie Living Near Richard, SK Location: 16 km from Richard, Saskatchewan Lot Size: 5.28 acres Home Size: 1,216 sq ft | 2 Beds | 2 Baths Taxes: \$795.42/year Home Highlights Built in 1961, with 1998 addition Wood frame, stucco siding, metal roof Partial basement (26x32 concrete + 12x16 preserved wood) High-efficiency propane furnace (2016) Electric water heater (2023) & water softener Appliances included: Fridge, stove, washer, dryer, satellite dish, garage door opener, window treatments, TV & mounts in kitchen Outdoor Features Three decks: 6'x40', 8'x38', 6.5'x29' Fenced garden area, mature trees/shrubs Cold storage with 350-gallon water tank & pressure system Water supply: Cistern + drilled well (5", 92', 5 GPM, 2010) Topography: Flat to gently rolling, some bush & seasonal sloughs Yard light needs TLC Propane tank owned & included Outbuildings & Extras Detached Garage, 24x22, Heated, insulated, cement floor, 2 overhead doors, 110V & 220V Garage Addition, 12x24, Cement floor, power, metal roof/cladding Garden Shed, 12x6, Cement floor, metal clad Greenhouse, 11x6, Insulated, electric heat, power Tiny House, 16x12 (2-storey), Metal clad/roof, 2 decks, wood chimney, 110V & 220V Shop, 32x18, Cement floor, 110V & 220V, metal roof/cladding, old wood heater Storage Shed, 12x32, Two grain bins joined, cement floor, power, metal roof, lean-to Red Shed, 24x16, Power, cement floor, overhead & sliding doors, metal clad/roof Barn, 24x26 + 12x26 lean-to, Cement floor, 7 stalls, tack room, storage, metal clad/roof Chicken Coop & Pens, Various Heated watering bowl, water hydrant, multiple sheds

### Rooms Information

Beds: 2			Bathrooms: 2			# Kitchens: 1					
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Porch	15 x 11	Hardwood	2	M	Storage	7'8" x 11	Linoleum		
3	M	Laundry/Bath	6'8" x 11	Linoleum	4	M	Kitchen/Dining	17'6" x 11	Vinyl tile		
5	M	Living Room	15'10" x 12	Laminate	6	M	Bedroom	12'6" x 10	Laminate		
7	M	Bedroom	9'4" x 9'10"	Laminate	8	M	4-pc bath	5 x 6'3"	Linoleum		
9	B	Storage	11'5" x 13'5"	Linoleum	10	B	Storage	15' x 16'	Hardwood		
11	B	Utility Room	12'6" x 15'	Concrete	12	B	Storage	14'6" x 9	Concrete		
13	B	Utility Room	11'6" x 15	Other							

### Property Information

<b>Exist Prop:</b>	No	<b>PCDS:</b>	No	<b>GST:</b>		<b>PST:</b>	
<b>Energuide Efficiency Evaluation Report:</b>	No			<b>Irrigated:</b>			
<b>Construction:</b>	Wood Frame						
<b>Roof:</b>	Metal						
<b>Exterior:</b>	Siding, Stucco						
<b>Basement:</b>	Partial Basement, Partially Finished			<b>Sep Entry:</b>			
<b>Bsmnt Walls:</b>	Concrete, Preserved Wood			<b>Bsmt Ste #:</b>			
<b>Equip Incl:</b>	Fridge, Stove, Washer, Dryer, Garage Door Opnr/Control(S), Satellite Dish, Shed(s), Window Treatment						
<b>Features:</b>	T.V. Mounts						
<b>Outdoor:</b>	Deck, Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs						
<b>Heating:</b>	Forced Air, Propane			<b>Wtr Softner:</b>	Included		
<b>Water Htr:</b>	Included/Electric			<b>Furnace:</b>	Furnace Owned		
<b>Lot Width:</b>		<b>Depth:</b>		<b>Tot Lot Area:</b>	5.28 Acres		
<b>Lot Desc:</b>	Backs on to Field/Open Space			<b>Insulated Garage:</b>	Partially Insulated		
<b>Gar/Prk:</b>	2 Car Detached			<b>Heated Garage:</b>	Yes		
<b>Garage Size:</b>	x			<b>Park Sp:</b>			
<b>Driveway:</b>	Gravel Drive						

### Acreage Information

<b>Prop Offered:</b>		<b>Land Lsd:</b>	No	<b>Environ Audit:</b>	No
<b>Mineral Rgts:</b>	Not Included	<b>Trms of Lse:</b>		<b>Financial Oblig?:</b>	No
<b>Taxes Paid To:</b>	RM 436				
<b>Topography:</b>	Flat, Gently Rolling			<b>Other Bldgs:</b>	See Comment
<b>Bush:</b>	Some	<b>Sloughs:</b>	Some	<b>Power:</b>	Yes
<b>Fences:</b>	Some			<b>Phone:</b>	Yes
<b>Propane Tank:</b>	Included			<b>Yard Light:</b>	Yes
<b>Nearest Town:</b>	Richard	<b>Dist to Town:</b>	16	<b>Dist to High Schl:</b>	27
<b>Dist to Elem:</b>	27	<b>School Bus:</b>	Yes	<b>Wtr Treat Equip:</b>	Included

**Svcs To Property:** Yes

Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
145659190	NE	14	44	12	W3	5.28

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