

\$325,000

# Primeau 5-acre Acreage, Richard





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#### 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**

<b>Building</b>	<u>Size</u>	<u>Features</u>
<b>Detached Garage</b>	24x22	Heated, insulated, cement floor, 2 overhead doors, 110V & 220V
<b>Garage Addition</b>	12x24	Cement floor, power, metal roof/cladding
<b>Garden Shed</b>	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 & Pen	<b>s</b> Various	Heated watering bowl, water hydrant, multiple sheds

#### Primeau 5-acre Acreage, Richard



**Prop Type:** Residential **Location:** Douglas Rm No. 436

Baths:

Levels AG:

2

1.0

**SubType:** Acreage **Tot Lnd Acr:** 5.28

WaterBody:

Style:BungalowPostal Code:S0M 2P0Bldg Type:HousePossession:TBD

Year Built: 1961 Beds: 2

**SqFt:** 1,216

**Zoning:** Ag/Res

**Legal:** Blk/Par A Plan 101529233 Ext 32 **Latitude** 52.794537 **Longitude** -107.625684

Ownership: Freehold Tax Amt/Yr: \$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**

Bed	<b>is:</b> 2	Bat	hrooms: 2	# Kitche	ns: 1				
#	Level	Room	<u>Size</u>	<u>Floor</u>	#	Level	Room	Size	<u>Floor</u>
1	M	Porch	15 x 11	Hardwood	2	М	Storage	7'8" x 11	Linoleum
3	M	Laundry/Bath	6'8" x 11	Linoleum	4	М	Kitchen/Dining	17'6" x 11	Vinyl tile
5	M	Living Room	15'10" x 12	Laminate	6	М	Bedroom	12'6" x 10	Laminate
7	M	Bedroom	9'4" x 9'10"	Laminate	8	М	4-pc bath	5 x 6'3"	Linoleum
•	В	Storage	11'5" x 13'5"	Linoleum	10	В	Storage	15' x 16'	Hardwood
l <b>1</b>	В	Utility Room	12'6" x 15'	Concrete	12	В	Storage	14'6" x 9	Concrete
13	В	Utility Room	11'6" x 15	Other					
Property Information									

Exist Prop: No PCDS: No GST: PST:

Energuide Efficiency Evaluation Report: No Irrigated:

**Construction:** Wood Frame

Roof: Metal

**Exterior:** Siding, Stucco

Basement:Partial Basement, Partially FinishedSep Entry:Bsmnt Walls:Concrete, Preserved WoodBsmt Ste #:

**Equip Incl:** Fridge, Stove, Washer, Dryer, Garage Door Opnr/Control(S), Satellite Dish, Shed(s), Window Treatment

Features: T.V. Mounts

Outdoor: Deck, Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs

Heating:Forced Air, PropaneWtr Softner:IncludedWater Htr:Included/ElectricFurnace:Furnace OwnedLot Width:Depth:Tot Lot Area:5.28 Acres

**Lot Desc:** Backs on to Field/Open Space

Gar/Prk: 2 Car Detached Insulated Garage: Partially Insulated

Garage Size: x Heated Garage: Yes

**Driveway:** Gravel Drive Park Sp:

Prop Offered:

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

Taxes Paid To: RM 436 Trms of Lse:

Topography:Flat, Gently RollingOther Bldgs:See CommentBush:SomeSloughs:SomePower:YesFences:SomePhone:Yes

Propane Tank: Included

Nearest Town: Richard

Dist to Town: 16

Dist to High Schl: 27

Dist to Elem: 27

School Bus: Yes

Wtr Treat Equip: Included

Cistern, Well Septic Tank Wtr Supply: Sump Pump: Included **Svcs To Property:** Yes

Sewer: 
 Dir
 Sec
 TWP
 RGE

 NE
 14
 44
 12
 RM # Acres Parcel Meridian Douglas RM No. 436 145659190 W3 5.28

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



## **Surface Parcel Number: 145659190**

REQUEST DATE: Tue Jul 29 17:12:47 GMT-06:00 2025

130806918	203917057
	152.4 6659190
130806615	130806581

Owner Name(s): Primeau, Albert, Primeau, Naomi

Municipality: RM OF DOUGLAS NO. 436 Area: 2.137 hectares (5.28 acres)

Title Number(s): 112913052 Converted Title Number: 97B08967

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

Land Description: Blk/Par A-Plan 101529233 Ext 32

**Source Quarter Section:** NE-14-44-12-3

Commodity/Unit: Not Applicable



1-Aug-2025 WSaskWWDR01 (c) Water Security Agency

Well Name: Primeau WWDR #: 216965

**Well Location** 

Land Location NE-14-44-12-3 Location of Well (in Quarter)

LSD **1200** ft from N/S Boundary S

Reserve 150 ft from E/W Boundary Ε

RM: 436

Major Basin: NTS Map: 73B13

SubBasin: 29 Elevation (ft) 1972

Aquifer

**Well Information** 

Well Casings

Length (ft) Btm (ft) Dia (in) Material Driller D. Schmidt Drilling 93 92 4.5 P.V.C.

Completion Date 2010.09.30

Hole # 0000001

100

Till

Install Method **Drilled** 

Well Screens Borehole Depth (ft) 100 Length (ft) Bottom (ft) Dia (in) Slot (in) Material

5 97 Bit Dia (in) 5.1 4 10 **Stainless Steel** 

Water Level 0 Flowing Head 0

Water Use **Domestic** Pump Test

Well Use Withdrawal Draw Down **71** ft Duration **17** hrs Completion Method Well Screen And Gravel **Pumping Rate** 7 igpm

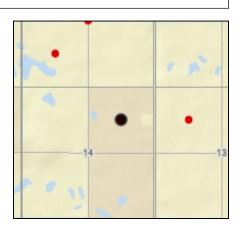
Pack None E-Log Temperature deg. F Rec. Pumping Rate 5 igpm

### **Lithology List**

Depth (ft):	Material	Colour	Description				
3	Till	Yellow	Unknown				
12	Clay	Unknown	Hard				
15	Silty Clay	Grey	Soft				
17	Cobblestones	Yellow	Sandy				
24	Clay	Yellow	Silty				
30	Clay	Grey	Hard				
40	Till	Unknown	Unoxidized				
55	Till	Grey	Oxidized				
60	Till	Grey	Silt				
80	Till	Grey	Oxidized				
90	Till	Grey	Cobblestones				
97	Sand & Gravel	Unknown	Cobblestones				

Grey

Hard

































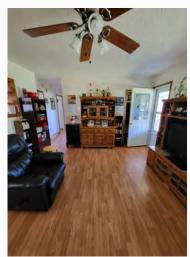










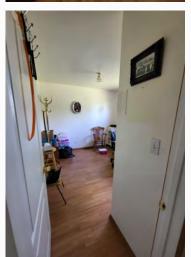










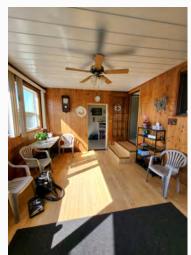
















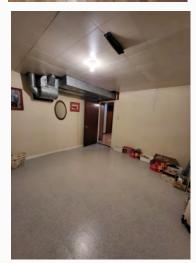














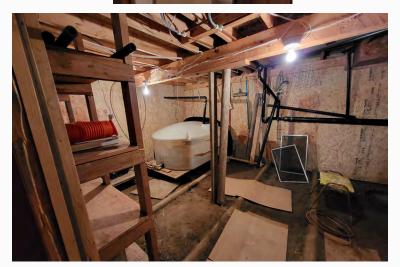




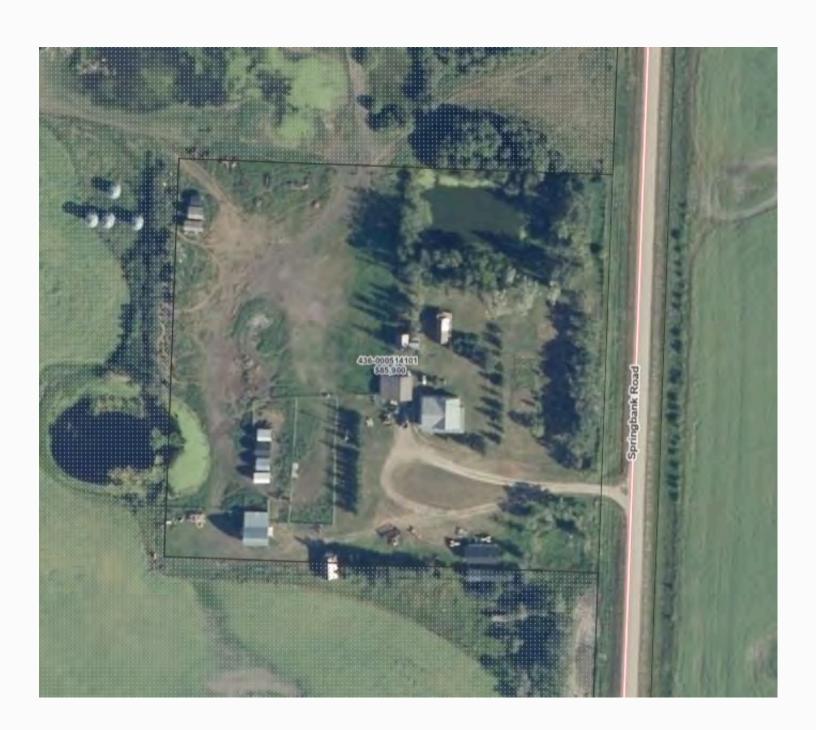












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EIL & COITH PSA480 16400	BRUCE & TINOTHY THOMPSON III600	WELLIAM B MARY KARALASH 91700	RAPTOR ENTERPRISES INC. 77900 Rampa ber	WILLIAM D. KARALASH 119600	MICHAEL & BRENDA YAKWCHUK 1/7900	LITTLE PINE RESERVE	LITTLE PINE RESERVE	D-1100	CITTLE PINE RESERVE	ROBERT BOHLN (24900)	JAMES S. VELDA KARP IIS700
EIL 6. UDITH HIGAARD JECO	NEL 8. JUDITH KJARGAARD II9000	MICHAEL KARALASH 109400	RAPTOR ENTERPRISES (NC. 102700	WILLIAM B. MARY KARALASH VEISO	WITLIAM & MARY KARALASH HIDDO	MIDHABL 8 BRENCAL YAKWICHUK 127100	LITTLE PINE RESERVE	WALTERAOLGA PYLYPCHIK B MARIANE HARROUN 69700	LITTLE PINE RESERVE	JAMES B VELDA KARP JOAAGO	JAMES 6. VELDA KARP (DE)00
MARD B LORGA PSAARD AZDO	RAB AG-VENTURE	RAW AG-VENTURES LTD. III700	WILLIAM D. KARALASH KIRAGO	GLOPIA EWER & KATHLEN PETERSEN ION 300	MICHAEL & BRENDA YAKINCHUK III900	MICHAEL 8 BRENDA YAKMCHUK 107900	LITTLE PINE RESERVE	LITTLE PINE RESIRVE	LITTLE PINE RESERVE	JAMES FOSTER 95/00	JAMES FOSTER 99300
CARD & LORIA PIGAARD 2500	ARNOLO B MARJORIE COMBRES 63900	ARNOLO B MARLORIE COMBRES 95300	ARNOLO & NARLORE COMBRES (0.2500	GEORIA 6 KAREN BAKER KISBOO	GLORIA BAKER & KELLY WATT KRS500	MARNIN B LINBA BOMOK #82000	LITTLE PINE REGERVE	LITTLE FINE. RESERVE	LITTLE PINE TO RESCRIVE TO CO.	LITTLE PINE RESERVE	George WEREZAK 53700
RRAY B SPLENE DOMALD 5400	FLAR B CHRISTINE COMMARS 35800	8.4W AG- (ENTINES) L.TO. 4/500	RAW AG-VENTURES LTD. 76600	RAW AG-VENTURES LTD. 59700	GLORIA & KAREN BAKER 85100	JESSE & JENNITER PRIMEAU 102100	Jesse 6 Jesseer Preheau 96500	LITTLE PINE RESERVE	LITTLE PINE.	NICKOLAS A JOHN PJRTYKA 101400	NICKOLAS 8 JOHN PARTYKA 65300
RRAY B SALENE BOHALD 9500	BLAR B CHRISTNE CUSTURES 63200	BLAR & CHRISTINE COMBROS	6500	JESSE 6 JENNEER PRINCEAU 80700	JESSE B JENNFER PRICAU 81700	JESSE & JENNIFER PRHILAU 88000	JESSE B JENNIFER PRHIME 97000	DENNIS, B MARGARET DOI NA 110500	NICKOLAS B JOHN PARTYRA 89400	NICK B JEANETTE PARTARA 73100	TRENT FOSTER 85000
TLE PINE	LITTLE PINE: RESERVE	LITTLE PINE RESERVE	PHYLLIS BEREZONISM 92400	PHYLLIS BEREZOWSKI 64400	WILFRED BLLMER 47700	DENNIS & PENNI WAWRYK 96900	Dennis Bohun Heloo	JOHN Partyka HILOO	JOHN Partyka 90200	JOHN Partyka 98500	LITTLE JAC HOLDINGS LTD: 100300
ILE PINE SERVE	LITTLE PINE RESERVE	LITTLE PINE RESIDENT	ROBERT BOHLIN KIG700	ROBERT BOHUN 108700	MIKE 8 MERILYN WAMRYK 57200	7 NICKOLAS 8 JOHN PARTYKA 27400	NIEKELAS 8 JOHN PARTYKA 75/00	Nickotas 6 JOHN Parthka 96100	JOHN PARTYKA IIS200	LAURA ALCOCK (26400	LITTLE JAC HALDINGS LTD, 100000
ILE PINE SERVE	LITTLE PINE RESERVE	LITTLE PINE RESERVE	DOMAILE & INDIVE BUNCAN 80000	DOMRLIS R IRENE BOHLIN 81700	Dewis 8 Penal Walfirk 96200	NEWALAS 8 JOHN PARTYKA 56400	NICKELAS & JOHN PARTYKA 6400	LITTLE PINE RESERVE	LITTLE PINE RESERVE	MIKE B MERILYN WAWRYK 101200	BONALDA WAWRYK 8480
TLE PINE SERVE	MURRAY & MARLENE MEDICALD 6800	LITTLE PINE RESERVE	SHAWN BOHUN 88500	DOMALD B IRBNE BOHLN 79200	RITA A DAVID LAMONTAGNE 79500	NIEROLAS 8 JOHN PARTYKA 60000	NIDXCLAS 8 JOHN PARTIKA 40200	LITTLE PINE. RESERVE	ROBERT BOHLN 75600	AUFRED 8. EILEEN COMBRES 28100	DONALDA WAWRYK 55400
POON 8 POON 8 POON 8	RAPTOR ENTERPRISES INC. 7/900	HARVEY 8 CAROLYN MCBONALB 108700	SHAWN BOHLN 95900	TIMA SAWCHUR 8 KAREN BERNER 85400	MURRAY 8 MARLENE MCCONALD 59200	DENNIS BOHUN 70000	DONALD 8 IRENE BOHUN 60400	DENNIS 8 MARGARET BOHUN 68600	DENNIS 8 MARGARET BOHUN 56700	WALTERBOLGA PVLMPCHUK-S MARIAME HARROLN 74300	WALTERSOD PYLYPOHJK MARIANE HARROUN 71700
LADVS ILHAN IO400	GLADYS MILMAN 100800	HABVEY & CARDLYN MKBONALB 98700	MURRAY & MARLENE MCDONALD 73800	TINA SAWERUN 8. KAREN BERNIER 44400	EVELYN Bohun 99200	DENNIS BICHUN 85200	PETER LENENKO 7/400	DENVIS & MARGARET BANK	DENNIS & MARGARET BOHAN	MARVIN D LINDA BOHOK 58300	MARIN B LINDA BOMOR 69500
ILE PINE	HARVEY 8 CAROLYN MCDONALD 63600	HARVEY 8 CAROLYN MCDONALB 58600	HARVEY & CAROLIN MCDONALO 40200	DENNIS BOHUN 76800	RANDY BOHUN 102500	DENNIS B MARGARET BOHLN DOGOD	RESERVE	JOE 8 MARILYN BULMAN 74400	RICHARD & MAUREEN KACHMARSKI 77400	RANDY BOHEN 28600	PICHARD 8 MADE EN KACHMARSI 62000
LADVS ILHAN 9800	HARVEY 8 CAROLYN PCDINALD LIRADO	SARAH 8 MELVIN FALCONER BIANN	DEANNA. PRAGNELL 27500	DENNIS 8 MARGARET BOHUL	RANGU Echun 62800	LITTLE PINE RESERVE	LITTLE PINE RESERVE	JUE & MARILYN BULHAIN 99000 Dec BUSANN SHIN	JOE 8 MARLYN BULHAN 102400	RANDY BOHUN 87900	RIGHARD & MAUREEN KACHMARS RIGGO
AUCAS LIMITED ANADA 6500	SULIE PRIMEAU 64300	Planeau 44900	ALFRED S	ALFRED & EILSEN COMBRES 73200	GEORGE & PAULINE KORMSH 89500	BRIAN B LISA REILEN 52/00	BRIAN & LISA RELEV 72700	JOE B MARLYN BULMAN 123500	ERIC LANGLEY 90200	ERIC LANGLEY 88200	LITTLE PIN RESERVE
DUCKS LIMITED ANADA LTD,	DUCKS UNLINETED CANADA LTD.	HALLINEW UENTURE (MC)	ALFRED & EILEEN COMURES. 82800	ALFRED & EILEEN DOMBRES ASSION	GEORGE & PAULINE ROBINSH 67600	CHARLES & HATTIE WAWRYS 79700	BRIAN & LISA RELEY 79400	JOE B MARILYN BULMAN 199200	PION & GARY CALONELL (3/700)	HELEN LANGLEY 122400	HELEN LANGLEY 116400