



HAMMOND

REALTY

\$475,000

Bradwell 14-acre Acreage



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Charming 13.8-Acre Acreage East of Clavet – Perfect for Hobby Farming or Peaceful Country Living

Located just 14 km east of Clavet, SK, this 13.8-acre property offers the perfect blend of rural tranquility and functional space for a self-sufficient lifestyle or small-scale farming.

Legal Land Description: LSD 9 21-35-2 W3 Ext 1

Residence

- Built in 1989, this 1,296 sq ft bungalow, 3 bedrooms, 2 baths
- Surrounded by mature trees and privacy, just off a quiet road.

Garage

- Detached 26' x 28' garage with power, concrete floor, and overhead door (two door openers and remote included).

Water Supply

- Two wells on site: one 150' drilled well, and one 50' bored well

Outbuildings & Hobby Farm Features

- Barn (25' x 28'): Includes a woodworking area, power, and a durable metal roof (built in 1999).
- Chicken Coop (16' x 30'): Built in 1986 with power, includes a wool room, feed room, turkey house attachment, and 3 separate chicken pens inside.
- Old Greenhouse (14' x 18'): Now roofed and useable for storage or gardening.
- Newer Greenhouse (10' x 28'): Perfect for starting vegetables and herbs.
- Tool/Garden/Storage Shed (24' x 24'): Powered, insulated, with wood flooring—multi-purpose space.
- Additional storage: Includes overhanging lean-tos and a chicken tractor near the road shelterbelt for free-range chickens.

Orchard, Gardens & Land

- Fenced orchard (50' x 100'): Producing haskaps, saskatoons, sour cherries, nanking cherries, red currants, apples, hazelnuts, and raspberries.
- Large garden & compost area (40' x 100'): Includes asparagus, sunchoke, strawberries, herbs, rhubarb, bulbs, and established perennials.
- Multiple fenced pastures with field fencing—ideal for sheep or other small livestock.

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Prop Type:	Residential	Location:	Blucher Rm No. 343
SubType:	Acreage		
Tot Lnd Acr:	13.8		
WaterBody:			
Style:	Bungalow	Postal Code:	
Bldg Type:	House	Possession:	To be determined
Year Built:	1989		
Beds:	3	Baths:	2
SqFt:	1,296	Levels AG:	1.0
Zoning:	Ag		
Legal:	LSD 9 21-35-2 W3 Ext 1		
Latitude		Longitude	
Ownership:	Freehold	Tax Amt/Yr:	\$1,228 / 2024

Service To Property: Yes **Service to Prop Comments:** Power, phone, NG
Public Remarks: Bradwell Acreage – 13.8 Acres | 14 km East of Clavet, SK Well-maintained 1,296 sq ft bungalow (1989) on 13.8 acres, ideal for hobby farming or peaceful country living. Detached 26' x 28' garage with power and concrete floor. Two wells: 150' drilled + 50' bored. Outbuildings include: • Barn (25' x 28') with power & woodworking area • Chicken coop (16' x 30') with power, wool/feed rooms, turkey house, 3 pens • Tool/Storage shed (24' x 24') – insulated, powered • Greenhouses (10' x 28' & 14' x 18') • Fenced orchard (50' x 100'): haskaps, apples, berries, hazelnuts • Large garden (40' x 100'): asparagus, herbs, strawberries, rhubarb, and more • Multiple fenced pastures for sheep or livestock Extras: chicken tractor, lean-tos, compost area, shelterbelt. Great location with easy access to Clavet and Saskatoon. A rare opportunity for self-sufficiency and space to grow!

Rooms Information

Beds: 3				Bathrooms: 2				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Living Room	12'3" x 18'5"	Carpet	2	M	Kitchen/Dining	14'6" x 15'	Laminate		
3	M	Bedroom	8'9" x 8'7"	Carpet	4	M	Bedroom	8'9" x 8'7"	Carpet		
5	M	Primary Bedroom	10'5" x 14'3"	Carpet	6	M	4-pc en suite	9'3" x 4'8"	Linoleum		
7	M	4-pc bath	5'6" x 8'8"	Linoleum	8	M	Porch	8' x 8'	Laminate		
9	M	Sun Room	14" x 8'	Wood	10	B	Other	9'10" x 13'2"	Concrete		
11	B	Laundry	15' x 13'	Carpet	12	B	Other	6'6" x 10'6"	Concrete		
13	B	Other	10'3" x 12'11"	Carpet	14	B	Other	13' x 17'8"	Carpet		
15	B	Play room	13' x 10'	Carpet	16	B	Utility Room	19'5" x 13'	Concrete		

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Full Basement, Partially Finished						
Bsmnt Walls:	Preserved Wood			Sep Entry:			
Equip Incl:	Fridge, Stove, Washer, Dryer, Central Vac Attached, Freezer, Garage Door Opnr/Control(S), Hood Fan, Microwave, Shed(s), Window Treatment			Bsmnt Ste #:			
Outdoor:	Fenced, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs						
Heating:	Forced Air, Natural Gas			Wtr Softner:	Included		
Water Htr:	Included/Gas			Furnace:	Furnace Owned		
Lot Width:		Depth:		Tot Lot Area:	13.80 Acres		
Lot Desc:	Backs on to Park/Green Space, Backs on to Field/Open Space			Insulated Garage:	Not Insulated		
Gar/Prk:	2 Car Detached			Heated Garage:	No		
Garage Size:	26.0 x 28.0			Park Sp:			
Driveway:	Gravel Drive						
Monitoring Disco	None						

Acreage Information

Mineral Rgts:		Land Lsd:	No	Financial Oblig?:	No			
Taxes Paid To:	RM 343	Trms of Lse:						
Topography:	Flat, Gently Rolling			Other Bldgs:	See comment			
Bush:	Some	Sloughs:	Permanent	Power:	Yes			
Fences:	Some			Phone:	Yes			
Nearest Town:	Bradwell	Dist to Town:	14	Dist to High Schl:	14			
Dist to Elem:	14	School Bus:	Yes	Wtr Treat Equip:	Included			
Wtr Supply:	Well	Sump Pump:		Svcs To Property:	Yes			
Sewer:	Lagoon							
Srv To Prp Rem:	Power, phone, NG							
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Blucher RM No. 343		145379336	L9	21	35	2	W3	13.80

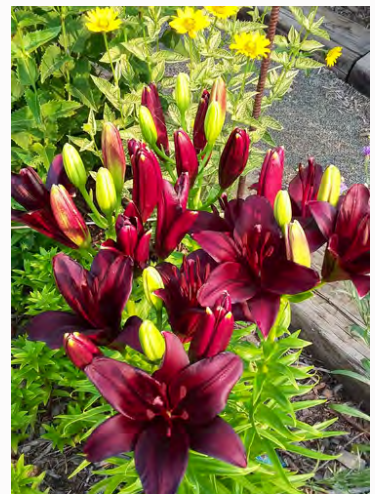








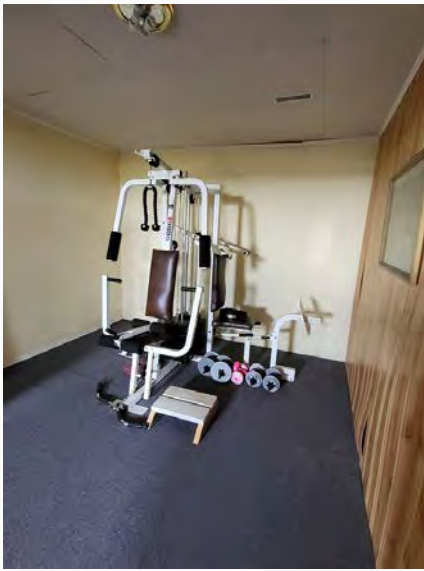








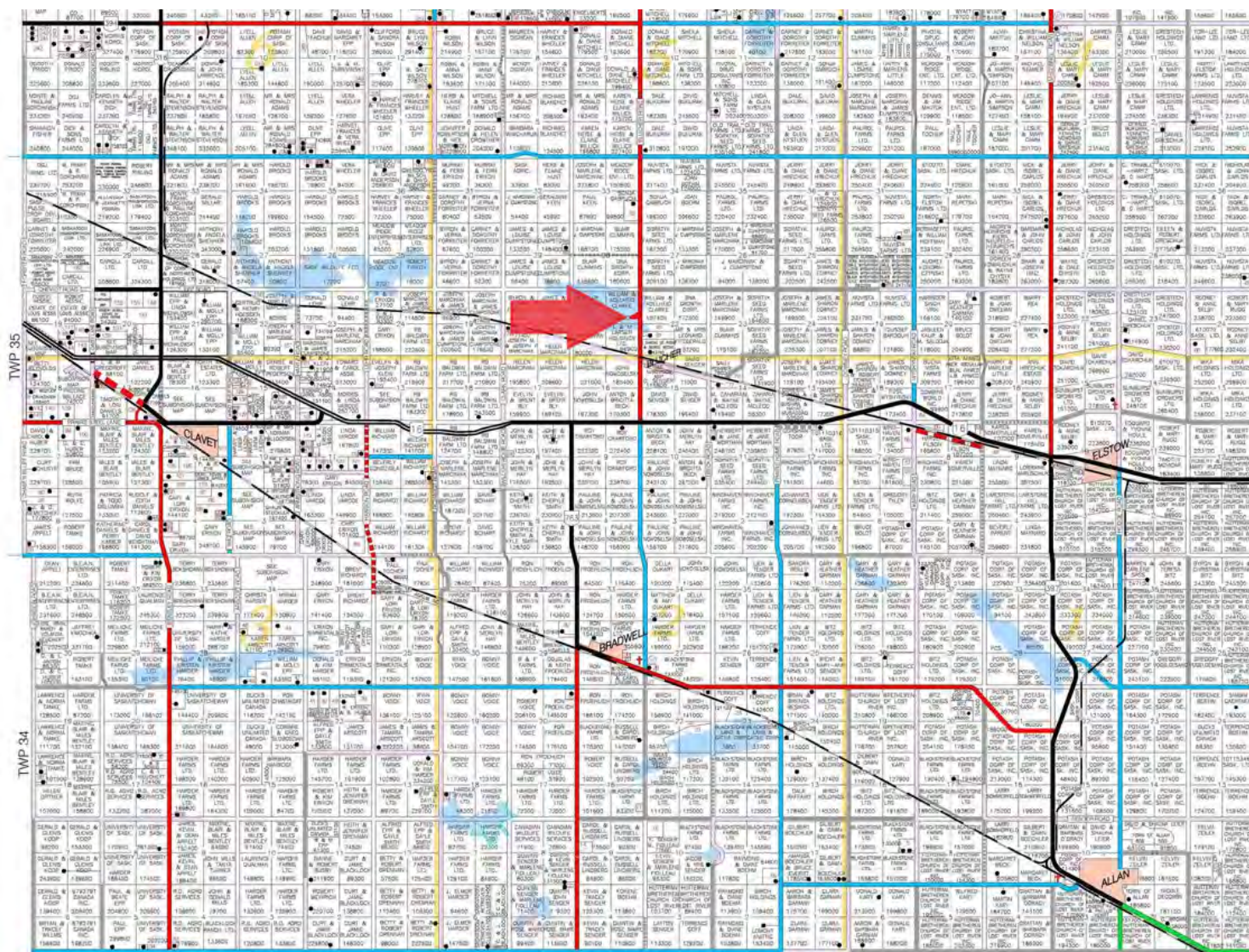












TWP 35

TWP 35

TWP 34

TWP 34

RGE 3

RGE 2

RGE 1

1. HATCHER & WOODS CHURCH OF CHRIST 1000 AC. 1000 AC.

2. HATCHER & WOODS CHURCH OF CHRIST 1000 AC. 1000 AC.

3. HATCHER & WOODS CHURCH OF CHRIST 1000 AC. 1000 AC.

4. HATCHER & WOODS CHURCH OF CHRIST 1000 AC. 1000 AC.

5. HATCHER & WOODS CHURCH OF CHRIST 1000 AC. 1000 AC.