



# HAMMOND

REALTY

**\$375,000**

Crystal Springs 54.3 acres  
*(Half Mile of Lakefront on Jumping Lake)*



**Kevin Jarrett**

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca

### 54.3 Acres Lakefront Property on Jumping Lake – NW of Crystal Springs

Discover a rare opportunity to own 54.3 acres of beautiful lakefront land on the serene shores of **Jumping Lake**, located northwest of Crystal Springs, SK. This unique parcel offers a peaceful, private setting surrounded by **native prairie grasses, mature trees**, and incredible views.

The property includes a **gutted 1½-story cabin** with a solid **fir frame structure, metal shingle roof**, and a full **unfinished concrete basement**—perfectly prepped for your dream renovation. A **gravel-bottom cistern** located under the basement fills naturally with water, and the vendor states it has consistently supplied ample water for household use.

#### Key Features:

- **200 Amp Power Transformer**
- **Working Solar Array** with Bi-Directional Meter
- **RV Power Hookup**
- **Private Entrance** to Property
- **Wood Furnace** in Basement
- **Septic Tank** Installed
- **Small Gravel Pit** on Site

#### Lake & Wildlife:

- Located on a **bird migratory path**—ideal for birdwatchers and nature lovers
- **Excellent walleye fishing** in a quiet, clean lake
- Property comes with the **only issued dock permit** on the lake; permission letter included

#### Additional Improvements:

- **New weeping tile** and **blue skin membrane** on basement exterior completed in 2015
- **Original windows** remain and will require replacement

#### Land Use:

- **54.3 titled acres:** 22 cultivated, 17 native pasture, 15 wetland/bush (SAMA)
- **Land rented out year-to-year.**

Originally intended as a renovation project, the cabin was gutted and prepped. Now, it's ready for a new vision—whether that's a rustic lakeside retreat, hobby farm, or private off-grid getaway.



## Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	430	NE	8	45	24	2	0	54.3		54	22		17	15	\$93,500	Gap View	Gravelly Loam	53.3	E	21	\$743.50
Totals								54.3	0	54	22	0	17	15	\$93,500	Weighted Average Final Rating 53.3					\$743.50

Average per 160 acres \$277,037

### 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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

























NE-8-45-24-W2

Jumping Lake

Waitville

Google Earth

Image © 2024 CNES / Airbus

Image © 2024 Airbus

2 km

N



RGE. 24

RGE. 23

TWP. 45

TWP. 44

