

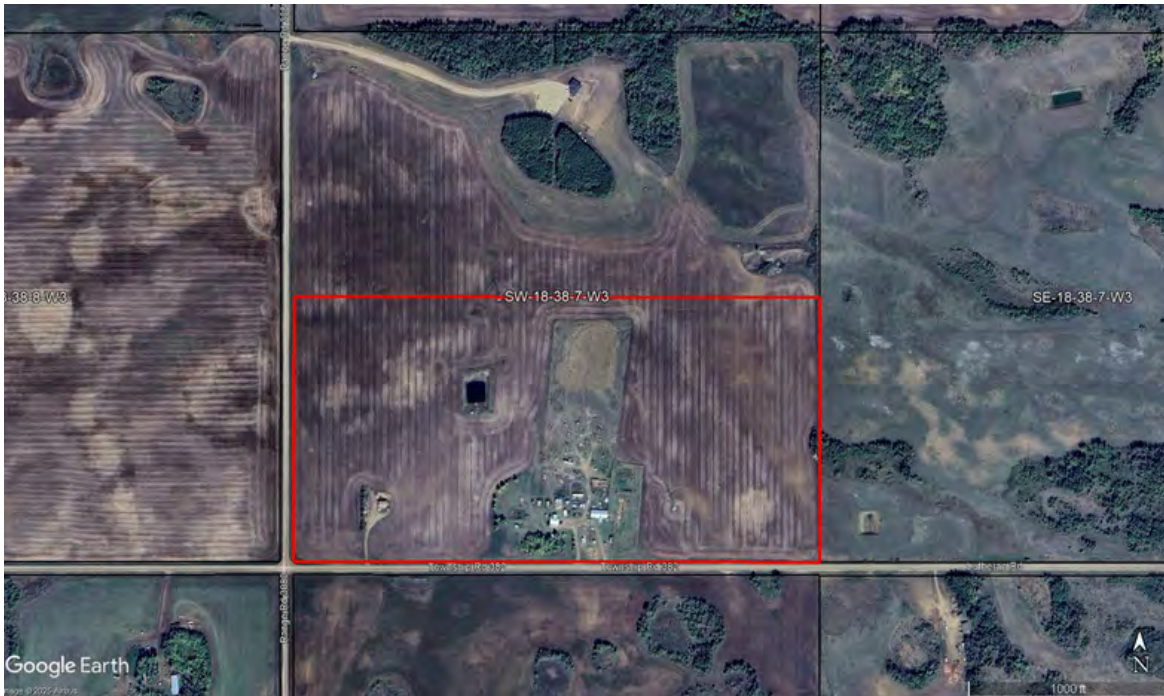


HAMMOND

REALTY

\$345,000

RM Corman Park Giesbrecht Acreage - 80 acres



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79.7 Acres – RM of Corman Park #344

Legal Land Description: S½ SW 18-38-7 W3 Ext 1

79.7 acres in the RM of Corman Park located on Lutheran Road, 13km south of Langham and 30km to downtown Saskatoon! This property offers a mix of arable farmland, fenced pasture and an established yardsite, well suited to a small-scale farm or acreage.

Land

As per SAMA, the property includes 74 cultivated acres and a 6-acre yardsite, including a fenced pasture north of the yard and a large dugout. Approximately 60 acres of the arable land is cropped.

The land features Asquith sandy loam soil, with a crop insurance rating of “M” and a final rating of 40.8.

Residence

The residence includes a 1,352 sq. ft. home with three bedrooms and one bathroom. The original house, built in 1956, was moved to this location in 1976, with an addition completed in 1984. The partial basement (cinderblock) is beneath the original structure, with a crawl space under the addition.

- **Main Floor:** Living room, dining room, kitchen, two bedrooms, and 5-piece bathroom.
- **Basement:** Bedroom, den, storage area, cold room, and unfinished rec room.

The home is heated primarily by a wood stove, with supplemental electric heat. Ductwork remains from a previous forced-air furnace.

Improvements

- **Water:** 240-ft drilled well (1981) with PVC casing and a recommended pumping rate of 12 igpm. Hydrants are at the well (southwest of the house) and the east side of the house, with a water line running from the house to the concrete pad (former dairy barn) on the east side of the yard, and to a watering bowl on the northeast side of the yard.
- **Sewer:** Concrete septic tank with pump-out southeast of the house.

Yardsite

The yard includes several older wooden buildings — a large shed used for firewood storage, two small garages, a chicken coop, and an insulated and heated (wood stove) garden/craft shed.

A small orchard west of the house contains sour cherries, plums, crab apples, and raspberries.



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There are a variety of materials and items throughout the yard and in the outbuildings that will remain with the property. The Seller will remove personal items, however the Buyer will be responsible for any clean-up or removal following possession.

Property is offered for sale **in as-is condition**. Most of the property value is allocated to the land and serviced yardsite.

RM Corman Park Giesbrecht Acreage - 80 Acres



Prop Type:	Residential	Location:	Corman Park Rm No. 344
SubType:	Acreage	Postal Code:	S0K 2L0
Tot Lnd Acr:	79.7	Possession:	to be negotiated
WaterBody:		Add Yr Cmp:	1984
Style:	Bungalow	Baths:	1
Bldg Type:	House	Levels AG:	1.0
Year Built:	1956	Longtitude	-106.997232
Additions:	Yes	Tax Amt/Yr:	\$1,619 / 2025
Beds:	3		
SqFt:	1,352		
Zoning:	Ag		
Legal:	S1/2 SW 18-38-7 W3 Ext 1		
Latitude	52.260992		
Ownership:	Freehold		

Service To Property: Yes

Service to Prop Comments: Power

Public Remarks: 79.7 acres located on Lutheran Road in the RM of Corman Park, approximately 13 km south of Langham and 30 km northwest of Saskatoon. According to SAMA, the property includes 74 cultivated acres and a 6-acre yardsite, including a fenced pasture north of the yard and a large dugout. Approximately 60 acres of the arable land is currently cropped. The soil is Asquith sandy loam with a crop insurance rating of "M" and a soil final rating of 40.8. The 1,352 sq.ft. home includes three bedrooms and one bathroom. The original house, built in 1956, was moved to the current site in 1976, and an addition was completed in 1984. The partial basement (cinderblock) is under the original portion of the house, with a crawl space under the addition. Main floor layout includes a living room, dining room, kitchen, two bedrooms, and 5-piece bathroom. Basement includes a bedroom, den, storage rooms, cold room, and unfinished rec area. Heating is primarily by wood stove with supplemental electric heat. Ductwork remains from a previous forced-air furnace system. Water supply is from a 240-ft drilled well (1981) with PVC casing and an estimated pumping rate of 12 gpm. Sewer is a concrete septic tank with pump-out southeast of the house. Yard improvements include several older wooden buildings—two garages, a large shed used for firewood storage, a chicken coop, and an insulated, wood-heated garden or craft shed. A small orchard west of the house includes sour cherries, plums, crab apples, and raspberries. There are materials and items throughout the yard and outbuildings that will remain with the property. The Seller will remove personal items, however the Buyer will be responsible for any clean-up or removal following possession. Property is offered for sale in as-is condition. Most of the property value is allocated to the land and serviced yardsite.

Directions: From Langham: 4km south on RR 3074, 0.6km east and continue 6.5km south on RR3074, 2.5km west on Lutheran Rd

Rooms Information

Beds: 3				Bathrooms: 1				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor	#	Level
1	M	Kitchen	8.11 x 14.11	Hardwood	2	M	Dining Room	13.03 x 25.10	Hardwood		
3	M	Living Room	10.05 x 11.00	Hardwood	4	M	Bedroom	11.10 x 7.05	Laminate		
5	M	Bedroom	11.10 x 11.04	Laminate	6	M	5-pc bath		Hardwood		
7	M	Laundry		Linoleum	8	B	Bedroom	10.06 x 8.07	Concrete		
9	B	Den	8.07 x 8.07	Concrete	10	B	Storage		Concrete		
11	B	Unfinished	32.00 x 20.00	Concrete	12	B	Storage	10 x 10	Other		

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame			Sep Entry:	No		
Roof:	Metal			Bsmnt Ste #:			
Exterior:	Siding, Vinyl			Wtr Softner:	Included		
Basement:	Partial Basement, Partially Finished			Furnace:			
Bsmnt Walls:	Block			Tot Lot Area:	79.70 Acres		
Equip Incl:	Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Shed(s), Window Treatment			Insulated Garage:			
Features:	220 Volt Plug, Sump Pump			Park Sp:	10		
Outdoor:	Garden Area, Lawn Back, Lawn Front, Trees/Shrubs						
Heating:	Electric, Wood						
Water Htr:	Included/Electric						
Lot Width:		Depth:					
Lot Desc:	Rectangular						
Gar/Prk:	No Garage						
Driveway:							
Monitoring Disco:	None						

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No
Mineral Rgts:	Not Included			Financial Oblg?:	No

Taxes Paid To:	Corman Park	Trms of Lse:								Other Bldgs:	Several older wooden buildings
Topography:	Flat									Power:	Yes
Bush:	Some	Sloughs:	None							Phone:	Yes
Fences:	Some									Yard Light:	Yes
Propane Tank:										Dist to High Schl:	13
Nearest Town:	Langham	Dist to Town:	13							Wtr Treat Equip:	Included
Dist to Elem:	13	School Bus:	Yes							Svcs To Property:	Yes
Wtr Supply:	Dugout, Well	Sump Pump:									
Sewer:	Liquid Surface Dis, Septic Tank										
Srv To Prp Rem:	Power										
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres			
Corman Park RM No. 344		202963563	SW	18	38	7	3	79.70			

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

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
344	SH SW	18	38	7	3	1	79.7	80	74	0	0	6	\$113,700	Asquith	Sandy Loam	40.8	M	18	\$1,619.00
Totals							79.7	80	74	0	0	6	\$113,700	Weighted Average Final Rating 40.8					\$1,619.00

Average per 160 acres \$227,400

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>

Property Report

Print Date: 09-Oct-2025

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Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-001618400

PID: 203776695



Civic Address:

Legal Location: Qtr S1/2 SW Sec 18 Tp 38 Rg 07 W 3 Sup 00

Supplementary: ISC #202963563

Title Acres: 79.70

School Division: 206

Neighbourhood: 344-142

Overall PUSE: 0360

Call Back Year: 2026

Reviewed: 17-Jan-2025

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code: SR002 Single Family Dwell

Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
55.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,551.18
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	41.25
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	SL - [SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
10.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,753.57
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	46.64
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
9.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,199.81
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	31.91
		Soil texture 2		Phy. Factor 1	35% reduction due to F4 - [65 : Flooding - Very Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				

Soil association 2	BG - [BIGGAR]
Soil texture 3	GL - [GRAVELLY LOAM]
Soil texture 4	
Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]
Top soil depth	3-5

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE SLOUGH

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage	Prime Rate: \$21,042.00	Std.Parcel Size: 4.99	1	R	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 169			
		Side 1 (ft)		Adjustment reason:			
		Side 2 (ft)	Lump Sum: 0.00				
		Area/Units 3.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4208935 0	3 - Fair	0.8	50	0	1.42	1	R	Taxable
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		440	1956		22.0 X 20.0		
	SFR - 1 Storey		912	1984		24.0 X 38.0		
	Basement		440	1940		22.0 X 20.0		
	Deck		280	1990		10.0 X 28.0		
5139346 0	4 - Average	1.0	55		1.42	1	R	Exempt
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		988	1975		26 x 38		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4208935.0	Section Area: 440
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces : 1
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate :

Property Report

Print Date: 09-Oct-2025

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Municipality Name: RM OF CORMAN PARK (RM)		Assessment ID Number : 344-001618400	PID: 203776695
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :	
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :	
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :	
Porch/Closed Ver Rate:	Deck Rate: Deck		
Section: SFR - 1 Storey	Building ID: 4208935.0	Section Area: 912	
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :	
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces : 1	
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate :	
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :	
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :	
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :	
Porch/Closed Ver Rate:	Deck Rate: Deck		
Section: Basement	Building ID: 4208935.0	Section Area: 440	
Basement Rate: Basement	Basement Height: 07 ft	Basement Garage :	
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :	
Section: Deck	Building ID: 4208935.0	Section Area: 280	
Deck Rate: Deck			
RESIDENTIAL IMPROVEMENTS Details			
Section: SFR - 1 Storey	Building ID: 5139346.0	Section Area: 988	
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment: No Heating	Res Hillside Adj:	Res Incomplete Adj :	
Plumbing Fixture Default: Average (8 Fixtures)	Plumbing Fixture Adj: -8	Number of Fireplaces :	
Basement Rate:	Basement Height:	Basement Room Rate :	
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :	
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :	
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :	
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :	

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$113,700		1	Other Agricultural	55%	\$62,535				Taxable
Improvement	\$97,200		1	Residential	80%	\$0		\$77,760		Exempt
Improvement	\$165,000		1	Residential	80%	\$69,465	Z	\$62,535	Z	Taxable
Non-Agricultural	\$63,100		1	Residential	80%	\$50,480				Taxable
Total of Assessed Values:	\$439,000				Total of Taxable/Exempt Values:	\$182,480		\$140,295		









