



HAMMOND

R E A L T Y

\$325,000

**Wakaw 74 acres Pastureland
with Finished Recreational Shop**



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Weekend Getaway – 74 Acres Pasture/Recreational Land with Finished Shop – West of Wakaw, SK

Escape to your own private retreat! Located just 13 miles west of Wakaw, SK, this 74-acre parcel offers a perfect blend of open pasture and recreational space—ideal for weekend getaways, hobby farming, or outdoor adventures.

Property Highlights:

- 74 acres of scenic pasture and recreation land
- Finished shop (32' x 48' x 16') with:
 - Wood frame construction
 - Cement floor
 - 14' overhead door + standard walk-through door
 - Insulated and lined interior
 - Metal cladding and roof for low maintenance
- Wood shed (10' x 24') for storage
- Generator shed: metal-clad with wood flooring

Included with the Sale:

- 2 generators
- Tractor with 3-point hitch mower and 3-point hitch blade
- Wood stove
- Shower setup
- On-demand propane hot water heater
- Sink and 12V water pressure system
- Roof water collection system with holding tanks
- Outhouse

This turn-key recreational property is ready for your outdoor lifestyle. Whether you're looking to build, camp, or simply unwind in nature, this property has the infrastructure and essentials already in place.

Directions:

From Wakaw, 10 & $\frac{3}{4}$ miles east on 312, two (2) miles north, $\frac{1}{4}$ mile east.

From Alvena: Go north on grid road 3010 cross 312 then two (2) miles north, $\frac{1}{4}$ mile east.

From Rosthern: go east on 312 toward Wakaw, after the bridge five (5) miles east, two (2) miles north, $\frac{1}{4}$ mile east.



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
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
402	Blk/Par B-Plan 102206775 Ext 0						73.8		74			44	30	\$46,700	Edam	Loamy Sand		L	15	
Totals							73.8	0	74	0	0	44	30	\$46,700	Weighted Average Final Rating					\$0.00

Average per 160 acres \$100,973

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>







