



HAMMOND
REALTY

\$1,285,000

Milden 166 acres Farmland with Yardsite



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Stunning Acreage & Quarter Package – Ideal Country Living with Exceptional Amenities

Welcome to this beautiful 10-acre property ideally located at the junction of Highways #15 and #42 — offering both peaceful rural living and easy highway access. This well-cared-for acreage includes a spacious custom-built home, multiple functional outbuildings, and an attached quarter section, making it an outstanding opportunity for both family living and farming interests.

The Home

Built with quality craftsmanship in 1986–1987, this impressive 4,782 sq. ft. home (2,396 sq. ft. main level + 2,386 sq. ft. fully finished basement) offers space, comfort, and thoughtful design throughout.

Main Floor Highlights:

- Bright, functional kitchen with oak cabinetry, built-in appliances, and a large island for entertaining.
- Cozy family room featuring a Valor wood-burning fireplace, vented to the kitchen and seating area.
- Office, three-piece bath, and walk-in pantry near the rear entry.
- Spacious living room and three bedrooms, including a primary suite with ensuite.
- Convenient laundry room with a secondary rear entrance.

Lower Level:

The fully developed basement includes a huge rumpus room that leaves the rumpus for further development, two bedrooms with windows, a full bath, furnace room, and three storage areas — ideal for family space or guests. The energy-efficient furnace (2023) ensures economical comfort year-round.

Exterior & Utilities:

- Stucco exterior with cottage-style roof and tile finish.
- Triple-pane windows, many replaced in 2012 and 2024.
- Natural gas service and a high-yield well (driller's report available).
- Rural water line runs along the highway. It is not currently connected to the water line.

Garages & Decks:

- Attached 24' x 24' garage, insulated and gyproced.
- Rear deck replaced in 2014 and front deck in 2015.

Yardsite

Enjoy a beautifully landscaped yard with a mature shelterbelt and underground sprinklers drawing water from the dugout on SE-16 — perfect for keeping the lawn lush and green all season long.

Outbuildings

This property includes several well-maintained and functional outbuildings:

- Two-Car Detached Garage: Resided and re-shingled in 2012.
- Steel Culvert Quonset (40' x 60'): Soil floor, ideal for cold storage (door requires repair/replacement). Large Culvert Quonset (60' x 100'): Front 40 ft. with overhead door,



lined, insulated, and set on concrete; rear 60 ft. cold storage with soil floor - sliding door that needs replacement or repair.

- Hip Roof Barn (30' x 32'): Concrete foundation, painted and re-tinned in 2024.
- Grain Bin Yard: Independent 400-amp power service with approximately 60,000 bushels of storage capacity.

The Quarter: SE-16-29-11-W3

- The adjoining quarter section provides both income potential and utility.
- Approximately 30 acres cultivated; It is leased for the 2026 and 2027 growing seasons.
- Balance fenced for pasture.
- Features a large dugout for reliable water supply.

A Perfect Blend of Comfort, Function, and Opportunity

From its well-designed home and manicured yard to its extensive outbuildings and productive land, this property offers an ideal balance of family living, hobby farming, and investment potential. A true gem for those seeking space, privacy, and versatility — all in a convenient location.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		
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	
286	SE	16	29	11	3	0	155.9	156	30	0	123	3	\$167,900	Weyburn	Loam	56.5	E	16	
286	SW	15	29	11	3	0	10.0	10											
Totals							165.9	166	30	0	123	3	\$167,900	Weighted Average Final Rating			56.5		

Average per 160 acres \$161,831

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.

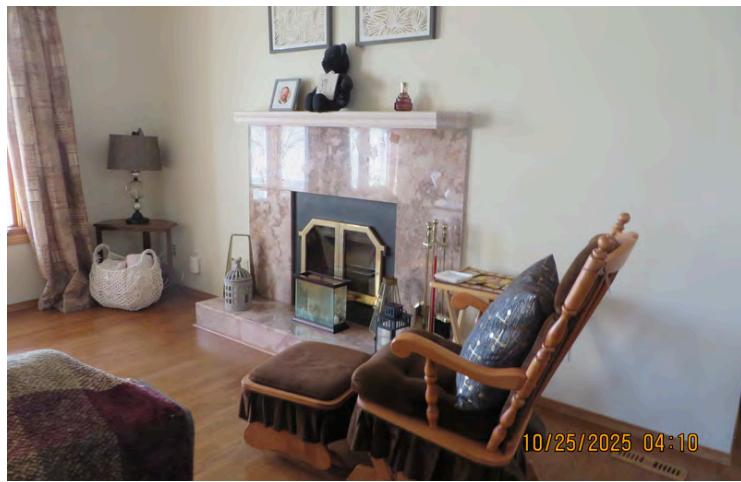
Sask Grains Risk Zones

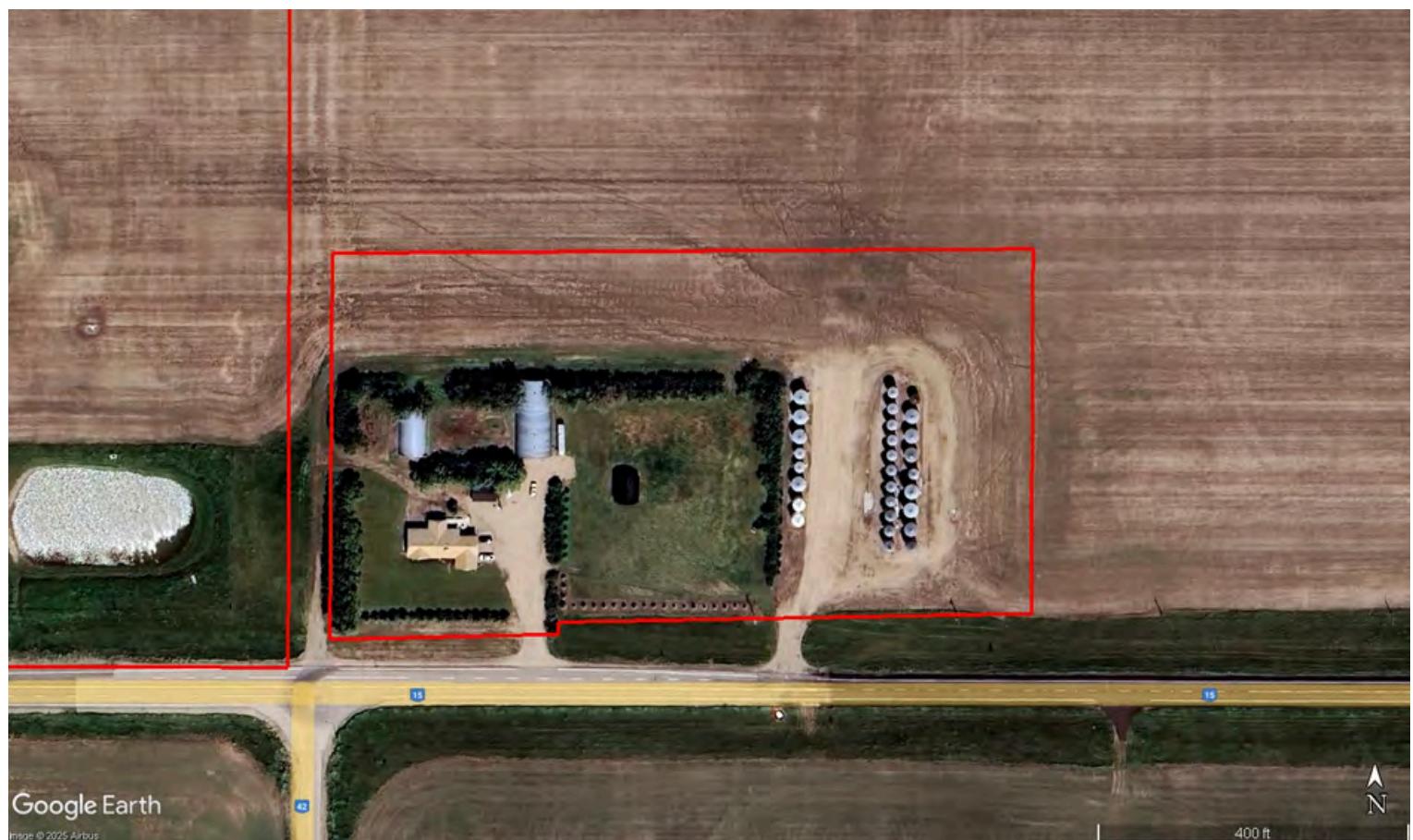
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

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









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