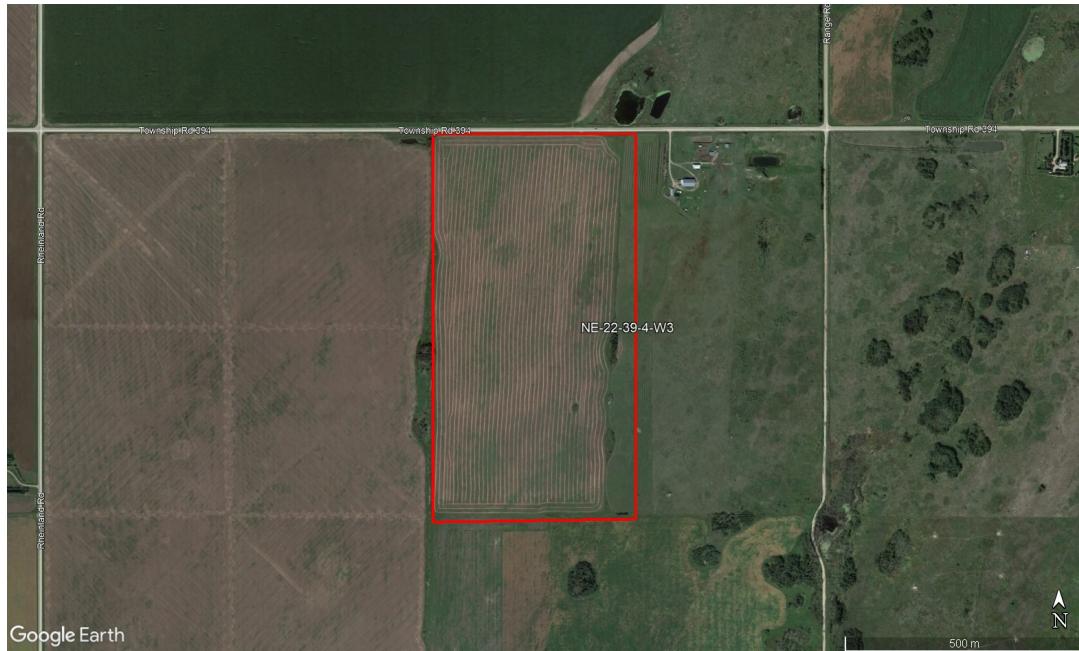




HAMMOND
REALTY

\$495,000

Osler 80 acres Grain Farmland (Wiebe)



Dave Molberg

Dave.Molberg@HammondRealty.ca

(306) 948-4478

HammondRealty.ca



81 Acres of Productive Farmland Near Osler, SK

An excellent opportunity to own 81 acres of highly productive farmland just 1.5 miles east of Osler and only 15 miles northeast of Saskatoon. This parcel combines prime agricultural land with future potential for residential development under the AR1 (Agricultural Residential 1) zoning, which permits both farming and residential use.

The land features thin black soils (Whitesand association) with a gravelly loam texture, offering excellent drainage and productivity. The farmland is predominately cultivated, in excellent condition. Seeded to canola in 2024, barley in 2025. Crop Insurance rating: K.

Property Highlights:

- Legal Land Description:** W1/2 NE 22-39-4 W3
- Total Title Acres (ISC):** 81
- Cultivated Acres (SAMA):** 80
- Soil Final Rating (Weighted Avg.):** 43.96
- 2025 Assessed Value:** \$132,200
- Zoning:** AR1 – Agricultural Residential 1 District

Price & Value:

- Asking Price:** \$495,000
- Price per Title Acre:** \$6,136
- Price per Cultivated Acre:** \$6,188

This is an attractive parcel for expanding your farming operation or securing a property with agricultural and residential potential in a prime location close to Saskatoon.

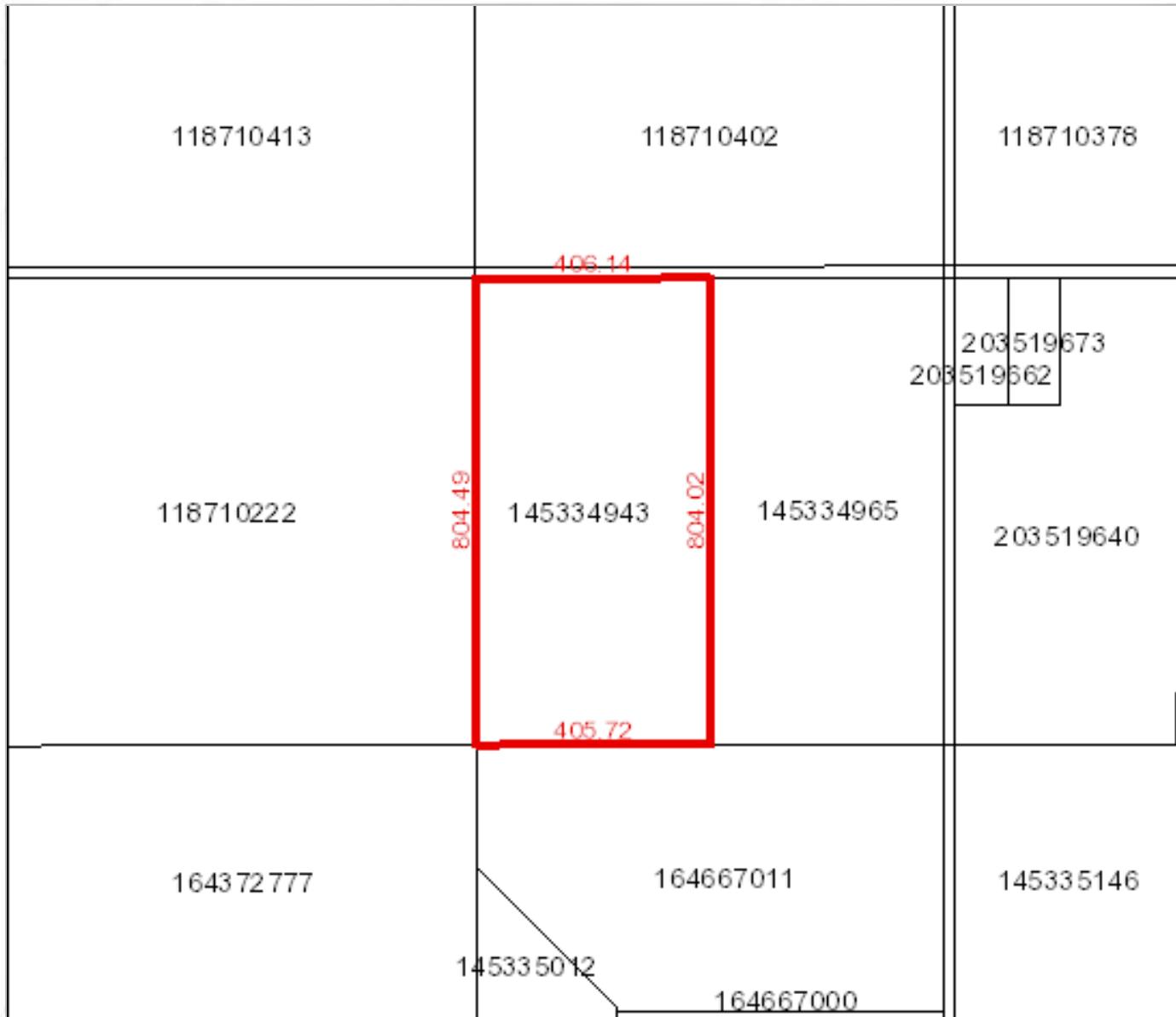






Surface Parcel Number: 145334943

REQUEST DATE: Tue Sep 3 15:15:43 GMT-06:00 2024



Owner Name(s) : WIEBE, BILL

Municipality : RM OF CORMAN PARK NO. 344

Area : 32.647 hectares (80.67 acres)

Title Number(s) : 128505540

Converted Title Number : 02SA09604

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NE 22-39-04-3 Ext 115

Source Quarter Section : NE-22-39-04-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Municipality Name: RM OF CORMAN PARK (RM)

Assessment ID Number : 344-002022101

PID: 400167748



Civic Address:

Legal Location: Qtr NE Sec 22 Tp 39 Rg 04 W 3 Sup

Supplementary: W1/2 of qtr
ISC #145334943
AR1 zoning

Title Acres: 80.67

School Division: 206

Neighbourhood: 344-140

Overall PUSE: 2000

Call Back Year:

Reviewed: 19-Aug-2024

Change Reason: Reinspection

Year / Frozen ID: 2025-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

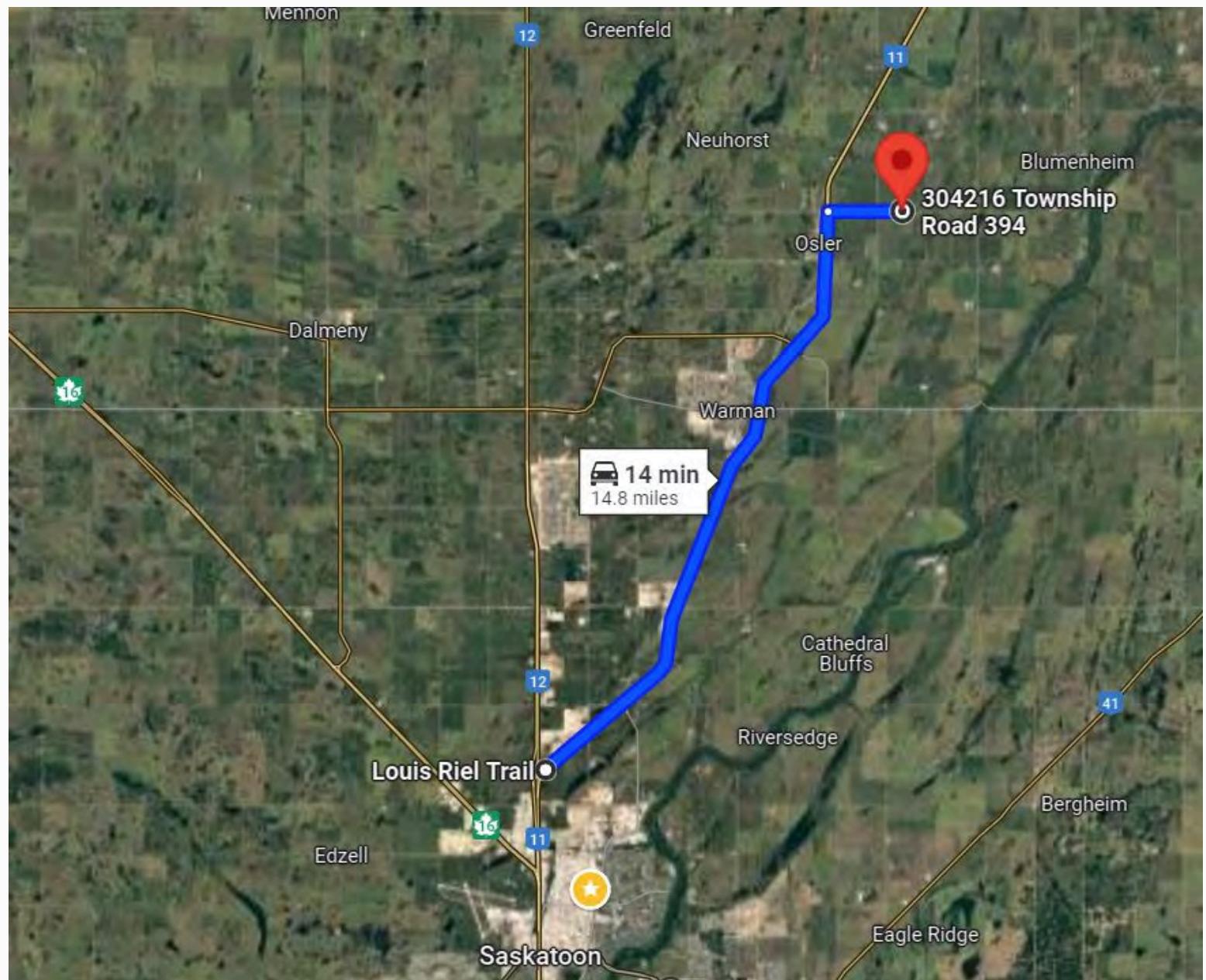
Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating \$/ACRE	1,653.06 Final 43.96
		Soil association 1	WS - [WHITESAND]	Topography	T1 - Level / Nearly Level		
80.00	K - [CULTIVATED]	Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3.5 - Moderate to Strg		
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

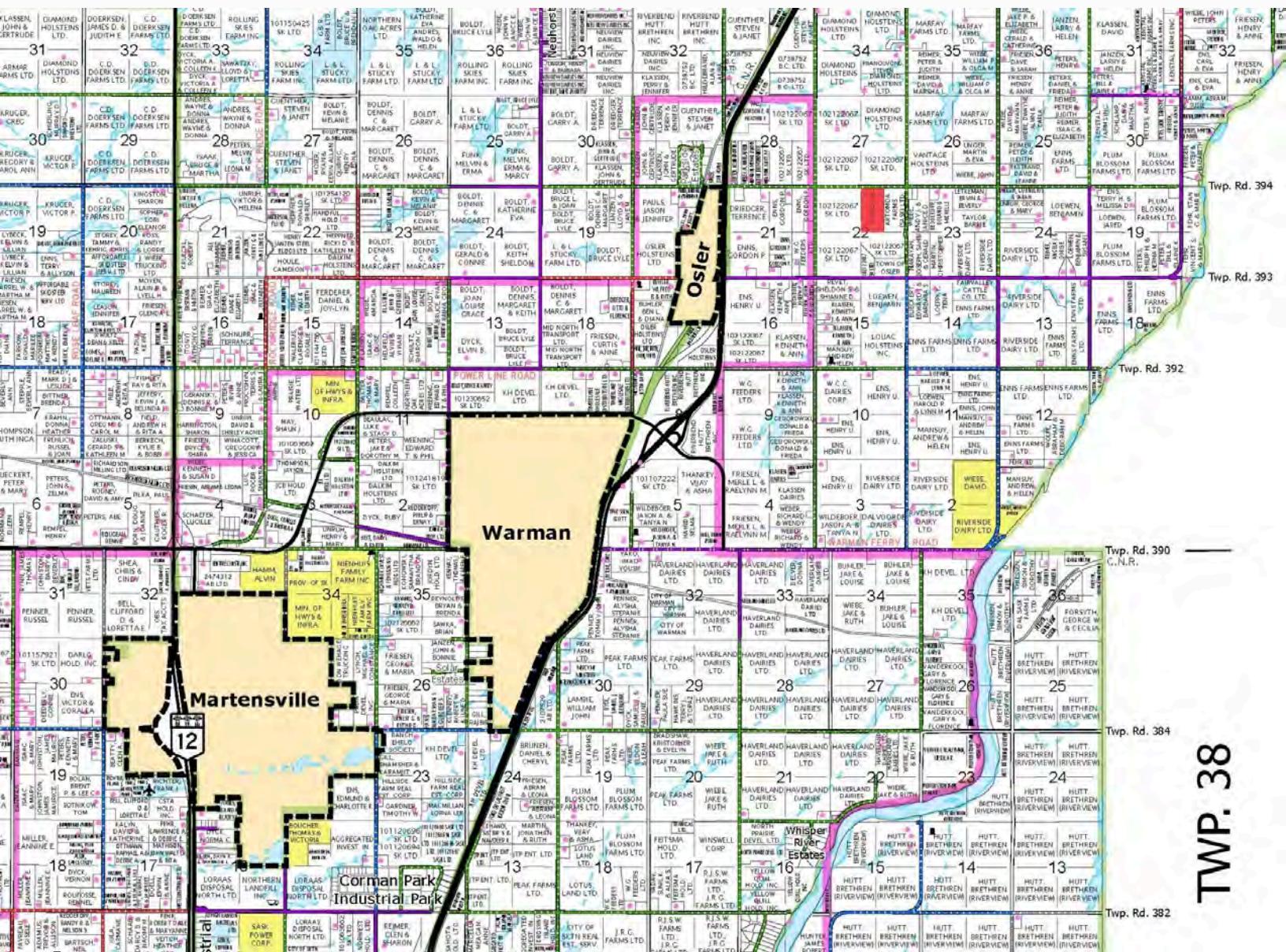
AGRICULTURAL WASTE LAND

Acres	Waste Type
1	WASTE SLOUGH

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	\$132,200	1		Other Agricultural	55%	\$72,710				Taxable
Total of Assessed Values:	\$132,200				Total of Taxable/Exempt Values:	\$72,710				





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