

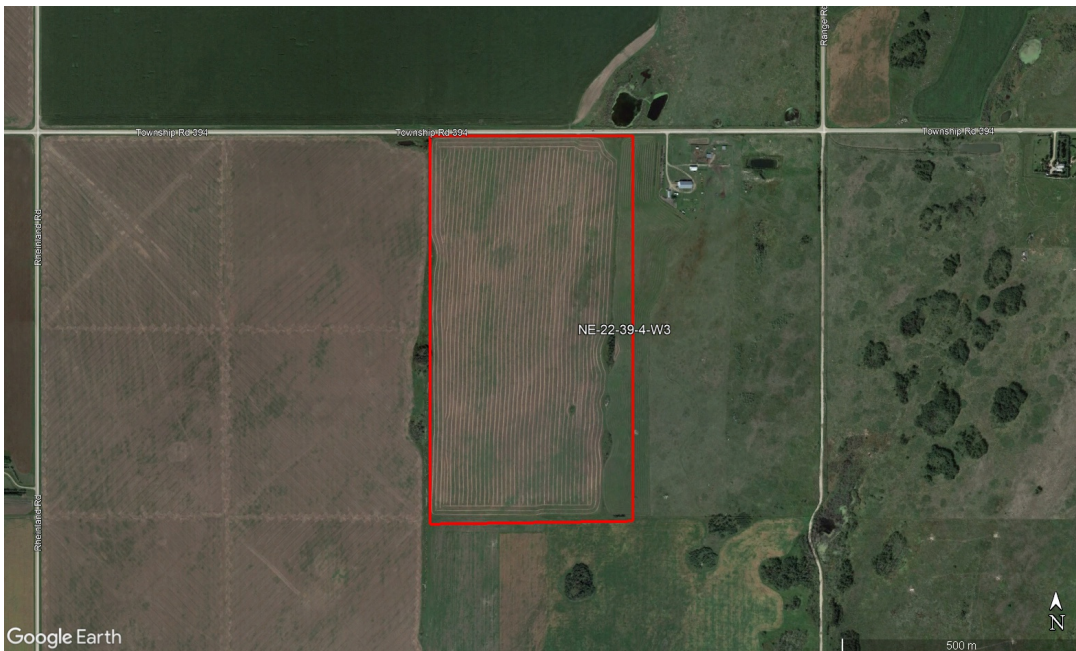


# **HAMMOND**

**R E A L T Y**

**\$495,000**

**Osler 80 acres Grain Farmland (Wiebe)**



**Dave Molberg**

[Dave.Molberg@HammondRealty.ca](mailto:Dave.Molberg@HammondRealty.ca)

(306) 948-4478

[HammondRealty.ca](http://HammondRealty.ca)



**HammondRealty.ca**  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

## **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:** W½ 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.



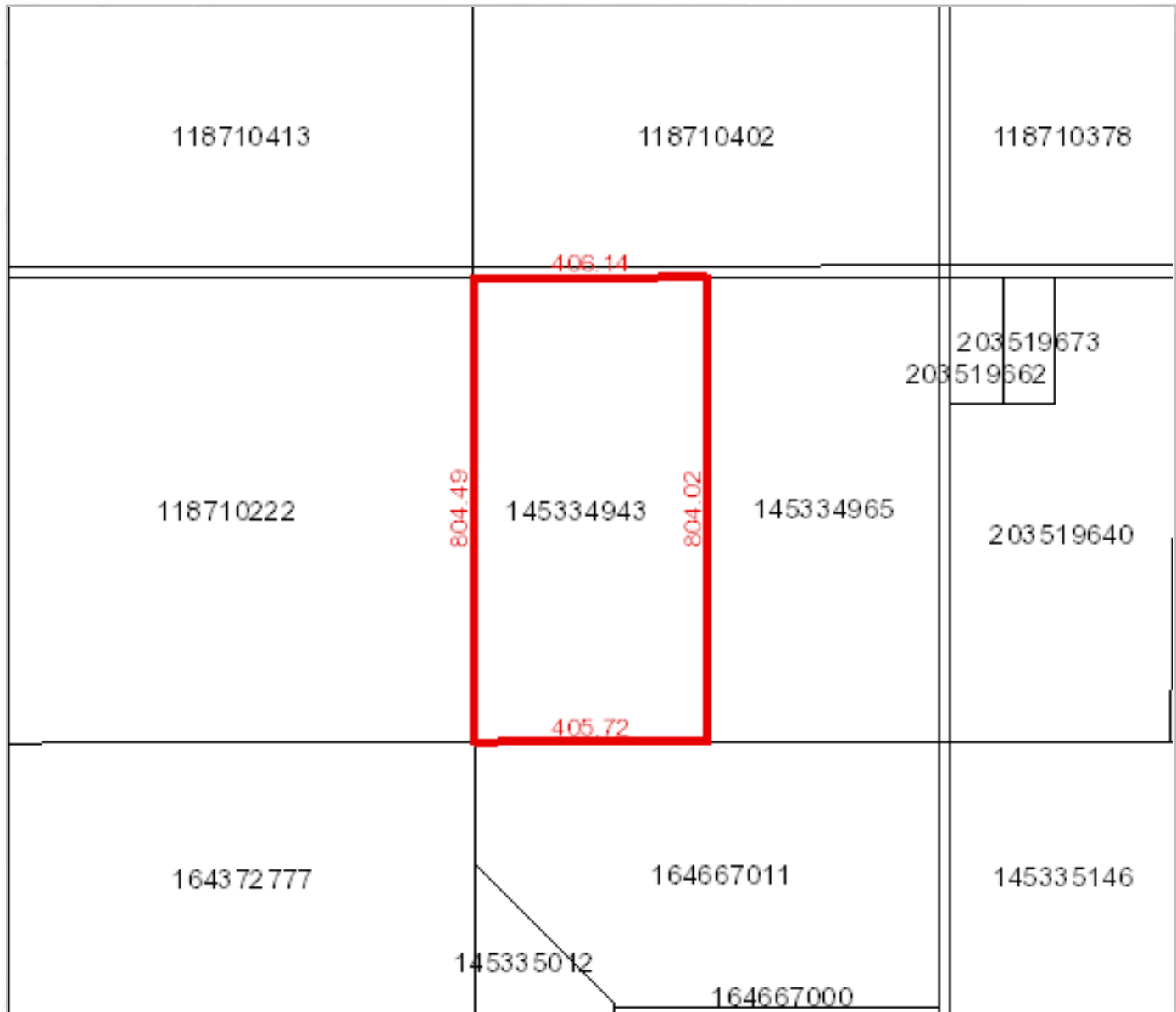






## Surface Parcel Number: 145334943

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



**Owner Name(s) :** WIEBE, BILL

**Municipality :** RM OF CORMAN PARK NO. 344

**Title Number(s) :** 128505540

**Parcel Class :** Parcel (Generic)

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

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


**Commodity/Unit :** Not Applicable

**Area :** 32.647 hectares (80.67 acres)

**Converted Title Number :** 02SA09604

**Ownership Share :** 1:1

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.



SASKATCHEWAN ASSESSMENT  
MANAGEMENT AGENCY

Property Report

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	
80.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,653.06
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3.5 - Moderate to Strg	Final	43.96
		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				

© 2025 Saskatchewan Assessment Management Agency, All Rights Reserved.

Data Source: SAMAVIEW



