

**160.96 acs of Grain Farmland & Yard Site**



<b>Prop Type:</b>	Farm	<b>Location:</b>	Bratt's Lake Rm No. 129
<b>SubType:</b>	Mixed	<b>Nearest Town:</b>	Estlin
<b>Waterbody:</b>		<b>Postal Code:</b>	S0G 2A0
<b>Style:</b>	Mobile Double Wide	<b>Possession:</b>	TBD
<b>Bldg Type:</b>	Mobile (owned lot)		
<b>Prop Offer:</b>	Buildings And Land		
<b>Min Rights:</b>	Not Owned By Seller		
<b>Tot Lnd Area:</b>	160.96 / Acres	<b>Longitude:</b>	-104.652300
<b>Legal:</b>	NE 11-15-20 W2		
<b>Latitude:</b>	50.243900		
<b>Ownership:</b>		<b>Tax Amt/Yr:</b>	

**Public Remarks:** Quarter Section with Extensive Infrastructure – South of Regina Located just minutes south of Regina, this unique quarter section offers a rare combination of productive Regina heavy clay farmland and an exceptionally well-developed yard site with extensive buildings and services. Originally purpose-built for agricultural research and livestock operations, the property now presents an outstanding opportunity for buyers seeking substantial infrastructure adaptable to a variety of uses. Approximately 87 acres are currently cultivated, with the balance in pasture, pens, and a mature, sheltered yard site. The improvements include a residence, multiple large shops and storage buildings, office space, livestock barns, and covered shelters—providing flexibility for agricultural operations, equipment storage, light industrial or commercial use, hobby farming, or a rural lifestyle property with significant on-site capabilities. The scale and quality of the improvements would be difficult and costly to replicate today, making this property particularly attractive to buyers looking to repurpose existing infrastructure rather than build from the ground up. With close proximity to Regina, strong access, and versatile land use potential, this property represents a compelling acreage opportunity for those with vision and practical needs. Annual Property Taxes: If the property was classified as Agricultural, taxes are estimated at approximately \$3,000. Buyers to confirm assessment and taxation details with the Rural Municipality. Farmland & Price Summary 1 Parcel 161 Title Acres (ISC) SAMA Information 158 Total Acres 158 Cultivated Acres \$484,400 Total Assessed Value \$490,532 Average Assessment per 160 Acres 78.4 Soil Final Rating (Weighted Average)

**Parcel Information**

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	SI Stat
Bratt's Lake RM No. 129	108142602	NE	11	15	20	W2	B		\$1,529,260	\$13,992	15.00	2.00	0.00	160.96	

**Property Information**

<b>Existing Real Property Report:</b>	No	<b>PCDS:</b>	No	<b>GST:</b>		<b>PST:</b>	
<b>Env Audit:</b>	No	<b>Marketing Quota:</b>	No	<b>Irrigated:</b>	No		
<b>Livestk/Crop:</b>	No	<b>Livestock Desc:</b>		<b>Sloughs:</b>	None		
<b>Bush:</b>	Some			<b>Wrkshp Ht:</b>	Yes		
<b>Stones:</b>	None			<b>Drink Water:</b>	Yes	<b>Power:</b>	Yes
<b>Det Package:</b>	Yes	<b>Yard Light:</b>	Yes	<b>High School:</b>	20	<b>Schl Bus:</b>	Yes
<b>Phone:</b>	Yes	<b>Town:</b>	16			<b>Elem Schl:</b>	20
<b>Distance To:</b>				<b>Wtr Treat:</b>	Included		
<b>Other Outbldg:</b>	Barn,Shed,WorkShop,Other						
<b>Topography:</b>	Flat						
<b>Fences:</b>	Barbed Wire, Complete, Fenced Yard, Rail						
<b>Propane Tank:</b>	Included						
<b>Water Supply:</b>	Dugout, Well						
<b>Sewage Disp:</b>	Lagoon						
<b>Easements/Restrictions:</b>							
<b>Monitoring Disclosure:</b>	None						

**House Information**

<b>AG SqFt:</b>	2,182	<b>Levels AG:</b>	1.0	<b>Year Built:</b>	1999	<b>Age Unknown:</b>	
<b># Rooms:</b>		<b># Bedrooms:</b>	3	<b># Bathrooms:</b>	3	<b>Other Buildings:</b>	Barn,Shed,Wor
<b>Construction:</b>	Wood Frame						
<b>Roof:</b>	Asphalt Shingles						
<b>Exterior Fin:</b>	Vinyl						
<b>Heating:</b>	Forced Air, Natural Gas			<b>Wtr Heat Type:</b>	Electric		
<b>Water Heater:</b>	Included						
<b>Furnace:</b>	Furnace Owned						
<b>Fireplace:</b>	1/Gas						