

Farm Customer Full

MLS@# : 617297
 Status : Active

Address : R.M Biggar
 Area/Sub Area: B8/Ba

Price : \$399,000
 S.Price :

City / Town: Biggar
 App Size :
 Zone :
 Postal: SOK OMO
 Tax :
 T. Year :
 Legal : SE-24-35-13-3 Ext 0 / NE 24-35-13-3 Ext 23
 Legal2 : NW 24-35-13-3 Ext 61
 List Date : 07/13/2017
 Listing Broker: ROYAL LEPAGE LANDMART



Freehold :	449.00	Distance to Town: 15	Style : Other
Leasehold :		Dist. to High Sch :	Approx Size :
Terms of Leasehd:		Dist to Elem :	Year Built :
Summer Fallow :		Bush : Medium	Bedrooms :
First Crop :		Stones : Some	Bathrooms :
Other :		Sloughs : Some	Exterior :
Metal Granaries :		Fences :	Roof :
Capacity :		Water Supply : City Water	Heating :
Wood Granaries :		Drinking Water :	Basement :
Capacity :		Power :	Basement Walls :
Other Outbuildings:		Yard Light :	Sewage Disposal:
Topography :		Sump Pump :	Water Heater :
Total Acres : 449		Propane Tank :	W. Heater Type :
Quota :		Info Package :	Water Softener :
Quota Details :		Garage :	Water Purifier :
Distance to Elev :			Water Supply : City Water

RM	RM#	PRCL	Dir	SC	TW	RG	MER	CI	SC	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
R.M. Of Biggar	347	117469277	SE	24	35	13	W3				397			159.07
R.M. Of Biggar	347	164437353	NE	24	35	13	W3				540			133.85
R.M. Of Biggar	347	164437500	NW	24	35	13	W3				396			149

Internet Comments :

This attractive 449 acre grain land is only 70 km west of Saskatoon. Located between Biggar and Perdue, 3.5 miles south of HWY # 14. There are 315 Cultivated Acres as per SAMA, but tenant seeds 341 acres. 112 Pasture/Native Grass Acres. Total 2013 Farmland Assessment is \$157,000., \$55,947 Average Assessment per 160 Acres. This land possesses a productive class 3 dark brown soil, the cultivated acres comprised of a clay loam texture soil. The well treed yard site on NE 24 has underground power (box still there, power no longer connected) with beautiful panoramic view. Buildings on yard site have no value. The NW 24-35-13 W3 and NE 24-35-13 W3 are intersected by both CN and CP rail lines. Bins on the NE 24-35-13 W3 are not included in the sale.

This information is believed to be reliable but should not be relied upon without verification.