



HAMMOND
REALTY

\$599,900

Bell 67 acres Acreage, Tessier



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Fantastic property on 67 acres west of Tessier, Saskatchewan, including productive farmland, a well treed yardsite with a 3-bedroom house, large shop, and only 35 minutes southwest of Saskatoon!

Land: 67 acres of predominantly cultivated farmland with productive class 3 dark brown soil (Elstow association) and a silty clay loam texture. Crop insurance rating is G, and the soil final rating is 59.9. Rented for the 2024 crop year at \$4,600/yr.

Residence: This 1,702 sqft bungalow, originally built in 1958 with addition and renovation in 1998, features a 3-bedroom, 3-bathroom layout. The main floor includes a formal living room with a wood-burning fireplace, L-shaped kitchen, large dining room with access to the 10ft x 24ft partially covered south-facing deck, 2-bedrooms, 4-piece bathroom, 2-piece bathroom, office, and a mudroom leading to the attached double car heated garage. The partially finished basement includes the 3rd bedroom, den, utility/laundry room, roughed-in piece bathroom, and a large rec room.

Improvements and Infrastructure:

- 2021 high-efficiency direct vent natural gas furnace
- 120 ft drilled well (2019) with a recommended pumping rate of 20 gpm
- 25-year shingles installed in 2019
- Water heater installed in 2019
- Most appliances new within the past 6 years
- Rented water softener and RO system (\$83/month)
- Owned alarm system with service contract (\$65/month)
- Septic tank with pumpout north of the house
- Beautifully landscaped with mature trees and a large garden area

Buildings and Dimensions:

- **Shop:** 48ft x 96ft metal frame construction, metal clad, heated (unit heater) and insulated, with 16ft high walls and a 20ft wide x 14ft high overhead door. Dirt floor.
- **Barn:** 44ft x 50ft



Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information								SCIC		RM		
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2021 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
1	316	NW	1	33	11	3		67.4		67	64			3	\$107,800	Elstow	Silty Clay Loam	59.9	G	16	\$1,900
2	316	Blk/Par A-Plan 101885216 Ext 10								0											
		Totals				67.4	0	67	64	0	0	0	3	\$107,800	Weighted Average Final Rating 59.9						

Average per 160 acres \$257,433

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>



Property Report

Print Date: 17-Apr-2024

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Municipality Name:	HARRIS (RM)	Assessment ID Number:	316-000801201	PID:	200722395
Civic Address:		Title Acres:	67.35	Reviewed:	22-Feb-2022
Legal Location:	Parcel A Block Plan 101885216 Sup 10	School Division:	206	Change Reason:	Reinspection
Supplementary :	S 1/2 NW-1-33-11-W3 EXCEPT: HWY & RR ISC # 147765202	Neighbourhood:	316-100	Year / Frozen ID:	2024-2
		Use Code:	0360	Predom Code:	SR002 Single Family Dwell
		Call Back Year:		Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
20.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE
		Soil texture 1	L - [LOAM]	Stones (qualities)	S1 - None to Few	Final
		Soil texture 2		Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Man made hazard	RRD: Railroad & Road Rate: 0.88	
3.00	A - [OCCUPIED YARD SITE]	Top soil depth	3-5	Topography	T1 - Level / Nearly Level	\$/ACRE
		Soil association 1	EW - [ELSTOW]	Stones (qualities)	S1 - None to Few	Final
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Man made hazard	RRD: Railroad & Road Rate: 0.92	
		Soil texture 2	SIL - [SILT LOAM]	Topography	T1 - Level / Nearly Level	
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Stones (qualities)	S1 - None to Few	
44.00	K - [CULTIVATED]	Top soil depth	5+	Topography	T1 - Level / Nearly Level	\$/ACRE
		Soil association 1	EW - [ELSTOW]	Stones (qualities)	S1 - None to Few	Final
		Soil texture 1	SICL - [SILTY CLAY LOAM]	Man made hazard	RRD: Railroad & Road Rate: 0.88	
		Soil texture 2	SIL - [SILT LOAM]	Topography	T1 - Level / Nearly Level	
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Stones (qualities)	S1 - None to Few	
		Top soil depth	5+	Topography	T1 - Level / Nearly Level	

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence		MAF	Liability Subdivision	Tax Class	Tax Status
4100856 0	4 - Average	(0.7) - Very Good	39	0	0.98	1	R	Taxable	
Area Code(s):									
SFR - 1 Storey		Base Area (sq.ft)		Year Built	Unfin%	Dimensions			
SFR - 1 Storey		1142		1958		1142 sq ft			
Basement		560		1998		28X20			
Attached Garage		1142		1958		1142 sq ft			
Deck		672		1998		28x24			
		200		1998		20x10			

RESIDENTIAL IMPROVEMENTS Details

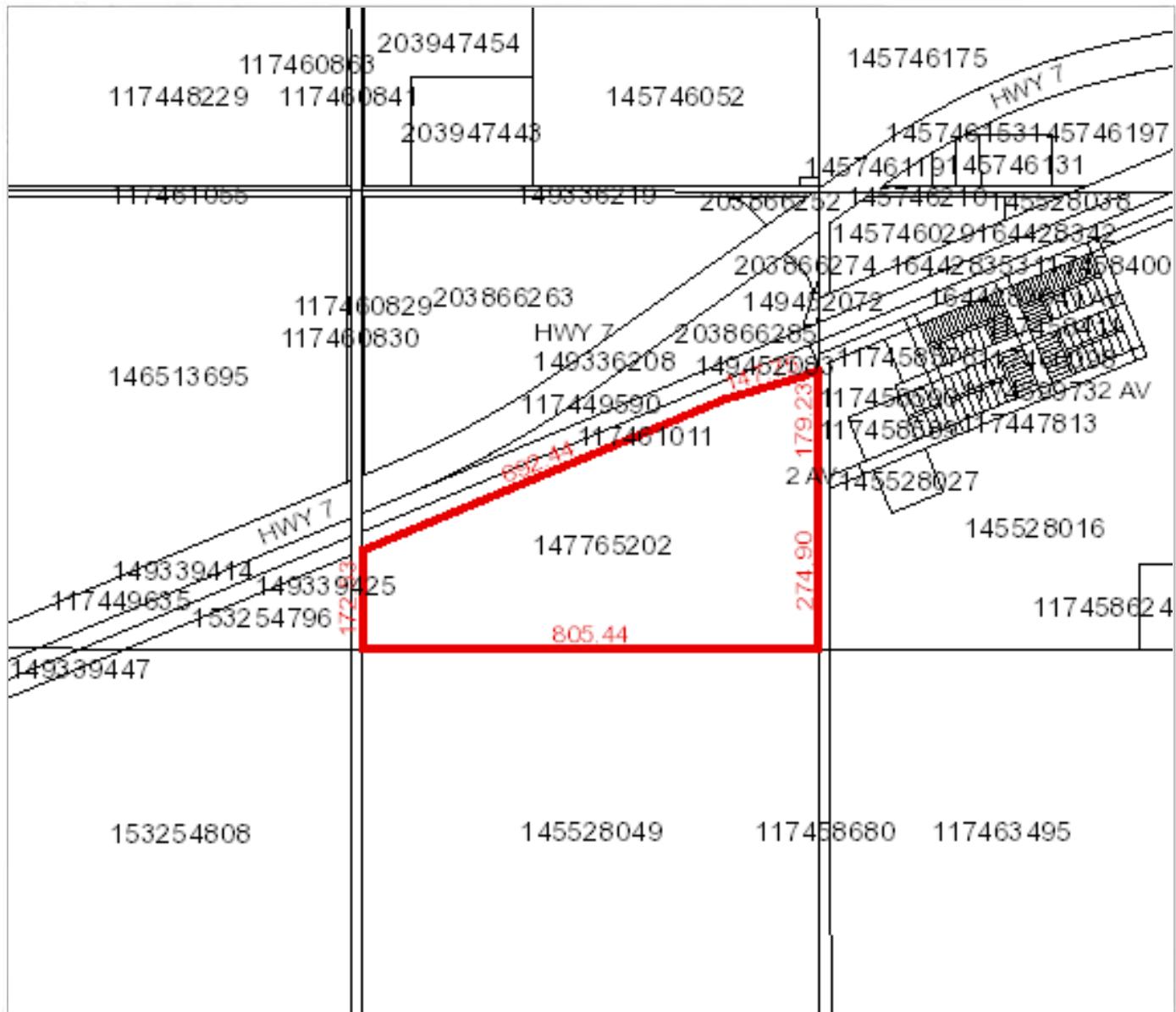
Section: SFR - 1 Storey	Building ID: 4100856.0	Section Area: 1142
Quality : 4 - Average	Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only	Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Average (8 Fixtures)	Plumbing Fixture Adj : +1	Number of Fireplaces : 1
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 10% - Minimal Finish	Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 09	Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate :	Garage Finish Rate :	Garage Wall Height Adjustment :
Garage Floor Adj :	Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate :	Deck Rate : Deck	
Section: SFR - 1 Storey	Building ID: 4100856.0	Section Area: 560
Quality : 4 - Average	Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only	Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Average (8 Fixtures)	Plumbing Fixture Adj : +1	Number of Fireplaces : 1
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 10% - Minimal Finish	Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 09	Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate :	Garage Finish Rate :	Garage Wall Height Adjustment :
Garage Floor Adj :	Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate :	Deck Rate : Deck	
Section: Basement	Building ID: 4100856.0	Section Area: 1142
Basement Rate : Basement	Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 10% - Minimal Finish
Section: Attached Garage	Building ID: 4100856.0	Section Area: 672
Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 09
Garage Floor Adj :	Incomplete Adjustment :	
Section: Deck	Building ID: 4100856.0	Section Area: 200
Deck Rate : Deck		

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	\$5,400	1	Residential	Residential	80%	\$4,320				Taxable
Agricultural	\$102,400	1	Other Agricultural	Other Agricultural	55%	\$56,320				Taxable
Improvement	\$185,900	1	Residential	Residential	80%	\$92,400	Z	\$56,320	Z	Taxable
Total of Assessed Values:	\$293,700			Total of Taxable/Exempt Values:		\$153,040				\$56,320

Surface Parcel Number: 147765202

REQUEST DATE: Wed Apr 17 09:28:39 GMT-06:00 2024

**Owner Name(s) :** Bell, Reginald Leslie**Municipality :** RM OF HARRIS NO. 316**Area :** 27.256 hectares (67.35 acres)**Title Number(s) :** 116983569**Converted Title Number :** 92S19136**Parcel Class :** Parcel (Generic)**Ownership Share :** 1:1**Land Description :** Blk/Par A-Plan 101885216 Ext 10**Source Quarter Section :** NW-01-33-11-3**Commodity/Unit :** Not Applicable









Google Earth

Image © 2024 Maxar Technologies

300 m

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COLONY	152600	148400	131000	113900	110000	11
WILLOW PARK COLONY	164900	JEFF & SHEILA STEVENS	RODNEY PETRIE	JARRETT ROLSTON	JARRETT ROLSTON	BA M
WILLOW PARK COLONY	162000	1	2 80500	116100	105600	BA M
WILLOW PARK COLONY	202200	JEFF & SHEILA STEVENS	JARRETT ROLSTON	JARRETT ROLSTON	JARRETT ROLSTON	BA M
RODNEY & VALERIE PETRIE	243200	237800	KEVIN & JANELLE STEVENS	74600	93900	116500
WILLOW PARK COLONY	232900	98600	→	W&L BRAID	JARRETT ROLSTON	HA DI RA
WILLOW PARK COLONY	282400	JARRETT ROLSTON	KINHOP FARMS LTD.	JARRETT ROLSTON	139400	11
WILLOW PARK COLONY	256400	282400	191600	BRUCE BELL	IRONSIDE FARMS LTD.	HA DI RA
WILLOW PARK COLONY	282400	JARRETT ROLSTON	198600	139400	159200	12
WILDSKY FARMS LTD.	WILDSKY FARMS LTD.	WILDSKY FARMS LTD.	WILDSKY FARMS LTD.	JOHN & KENNETH IRONSIDE	C D C	

TESSIER

L & BELL

W&L BRAID

JARRETT ROLSTON

JARRETT ROLSTON

191600

BRUCE BELL

IRONSIDE FARMS LTD.

IRONSIDE FARMS LTD.

198600

159200