

\$585,000 - Deeded & Lease Land W/ Yard Near St Victor, Willow Bunch Rm No. 42

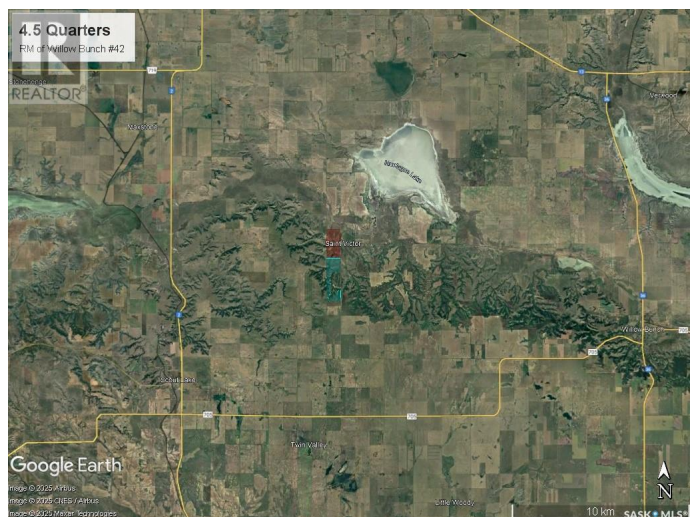
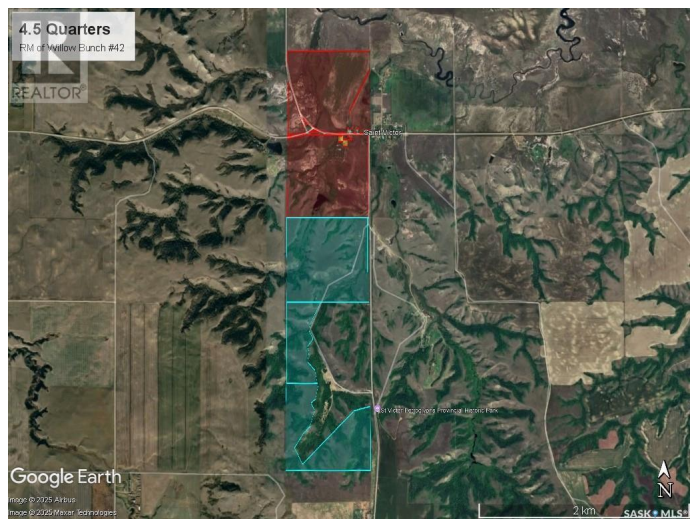
MLS® #SK012530

\$585,000

4 Bedroom, 1.00 Bathroom, 900 sqft
Agriculture on 596.46 Acres

N/A, Willow Bunch Rm No. 42, Saskatchewan

Opportunity knocks in the scenic St. Victor, SK area – a well-rounded ranch package offering over 590 acres of deeded and Crown lease land in the RM of Willow Bunch #42. If you’re looking to expand your cattle operation or establish your own ranch, this property combines functional infrastructure with spring fed water sources and classic prairie beauty. The ranch includes 2 deeded quarters with yard site, plus 308.79 acres of assignable Crown lease grazing land to a qualified Buyer. Of the total 593.46 titled and lease acres, SAMA reports 81 cultivated acres and 589 acres of native grass – giving you a mix of grazing and feed production potential. Full perimeter fencing and some cross fencing are already in place. Water is key on a ranch, and this property is well-serviced with a spring-fed dam supplying the house and five watering bowls, as well as a second spring-fed dugout on the deeded land. The Seller also notes an untapped spring for future use. Crown lease grazing land is watered via a runoff-fed tank located in nearby St. Victor park. The 1.5 storey home offers 4 bedrooms and 1.5 bathrooms – a comfortable base for daily ranch life. The yard site includes a 35x30 insulated shop with concrete floor, 16x12 overhead door, 100-amp power, and wiring for an electric heater. Several animal shelters, approximately 5,100 bushels of grain storage, chutes, handling equipment, and fuel tanks



round out the operational assets. This blend of deeded and Crown lease land with essential infrastructure in place and multiple spring fed water supplies, this ranch offers an affordable opportunity to grow your cattle operation in one of Saskatchewan's most scenic ranching areas. (id:6289)

Essential Information

Listing #	SK012530
Price	\$585,000
Bedrooms	4
Bathrooms	1.00
Square Footage	900
Acres	596.46
Type	Agriculture

Community Information

Address	Deeded & Lease Land W/ Yard Near St Victor
Subdivision	N/A
City	Willow Bunch Rm No. 42
Province	Saskatchewan
Postal Code	S0H3T0

Amenities

Parking	None
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Interior

Heating	Electric, Natural gas, Oil
# of Stories	2

Listing Details

Listing Office	Sheppard Realty
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