

\$379,900 - Nw-pt-06-53-21-w3, Mervin Rm No.499

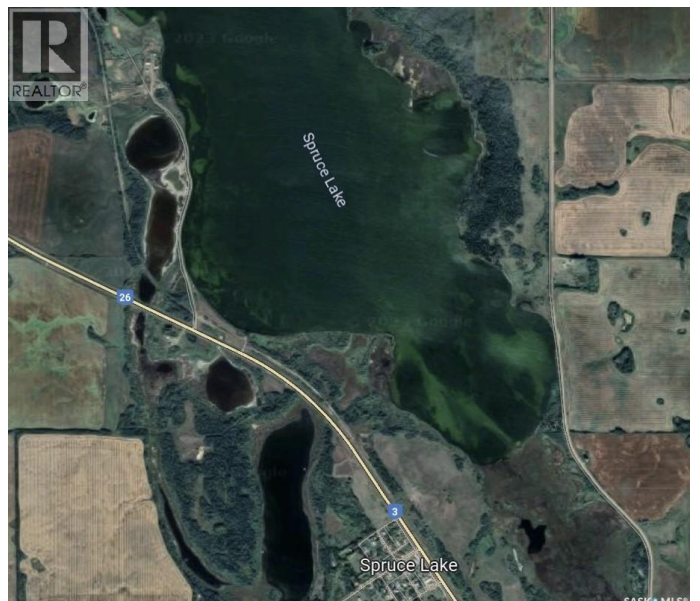
MLS® #SK018873

\$379,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 80.00 Acres

Spruce Lake (Mervin Rm No.499), Mervin Rm No.499, Saskatchewan

This property has a total of approximately 80 acres with 40 acres that actually have lakefront on Spruce Lake. There are approximately 40 acres on each side of the highway, just before the hamlet of Spruce Lake. The acres on Spruce Lake have beach front and what used to be 10 campsites with power hookups. The hookups are still there, but the power was disconnected years ago. There is also a "yard light" over by the 10 campsite area, but everything has grown over throughout the years, however, the potential is still there. There was also a boat launch on the property, but that has also been overgrown. There is an old barn on the property and what appears to be a small house, which may indicate the potential of a well, especially since there were 10 functional campsites. Crystal Beach and Turtle Lake are only a short distance away, and since it is very difficult to secure a campsite at either location, since they fill up quickly, having campsites on Spruce Lake may be an option. The potential buyer could sell the 40 acres on the South side of the highway, or develop that area too. Apparently locals boat and fish on the lake. Spruce Lake is fed by clean natural springs. The rail line that ran through the community was abandoned in 2005 and torn up in 2008, and makes a beautiful walking path. With the rail path on the south and a quad trail on the north, with a little more pebble it would create a beautiful and scenic path to and from the campground



(round walking path). Half way through you could stop at the beach for a swim in the clean sandy bottom, before ending the trail back at the boat dock....or just go to the beach from the boat dock. See the Virtual Tour of Spruce Lake here:
[https://app.cloudpano.com/tours/sbB7Rdrtm\(id:6289\)](https://app.cloudpano.com/tours/sbB7Rdrtm(id:6289))

Essential Information

Listing #	SK018873
Price	\$379,900
Bathrooms	0.00
Acres	80.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Nw-pt-06-53-21-w3
Subdivision	Spruce Lake (Mervin Rm No.499)
City	Mervin Rm No.499
Province	Saskatchewan
Postal Code	S0M2W0

Amenities

Features	Treed, Irregular lot size
Is Waterfront	Yes
Waterfront	Waterfront

Listing Details

Listing Office	RE/MAX of The Battlefords - Meadow Lake
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