

\$575,000 - Sw 2-48-23-3, Rural

MLS® #A2159233

\$575,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 157.62 Acres

NONE, Rural, Saskatchewan

Excellent value rural property just two miles
northeast of Maidstone in the RM of Eldon.

157

titled acres with a 2011 ranch style

two-bedroom, one-bathroom open design
home,

approximately 1,428 sq ft, on ICF crawl space
foundation. Oversized double-attached
garage. Electric boiler heat. Backup generator.
Older 1½ storey, vacant secondary residence
also on site. The land is currently seeded to
tame forage and utilized for pasture but could
easily be returned to annual crop production
with a Soil Final Rating ranging from 43 to 66.
SAMA profile designates 133 cultivated acres,
with the balance yardsite, or bush. 2021
SAMA agricultural assessment is \$413,000, of
which \$205,000 is deemed agricultural with the
balance improvements. 2024 property taxes
\$641.52. Access is from improved roads on
the south and west boundaries. Vendor
reports annual surface lease revenue of
\$11,050 from four CNRL sites.



Essential Information

MLS® #	A2159233
Price	\$575,000
Sold Price	\$500,000
Bathrooms	0.00
Acres	157.62
Type	Agri-Business

Sub-Type	Agriculture
Status	Sold

Community Information

Address	Sw 2-48-23-3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1M0

Interior

Appliances	Dryer, Refrigerator, Stove(s), Washer
------------	---------------------------------------

Additional Information

Date Listed	August 19th, 2024
Date Sold	February 18th, 2025
Days on Market	182
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.