

Sale Name: October 2025 Online Auction!

LOT 8001 - 10.14 Acre Acreage North of Beatty



Description

Acreage Auction – North of Beatty, Saskatchewan

Now available by auction: **10.14 acres of prairie charm**, featuring a mature yardsite fully surrounded by trees, a producing orchard with apples, berries, and plums, and two convenient entrances to the property. The site includes a large family home ready for restoration, multiple outbuildings, and plenty of space to create your ideal homestead or country retreat.

Municipality: RM OF KINISTINO NO.459

Legal Land Description: NE-27-46-20-2

Surface Parcel Number: 133555855

Title Reference: Blk/Par A-Plan 82PA23265 Ext 0

• **2025 Taxes:** \$580.32 (**PAID FOR THE YEAR**)

Final price subject to owner confirmation.

A **10% non-refundable deposit** is required within 2 days of auction close. Balance due **NOV 30TH**, with possession the same day. *GST applies to sale.*

The Home

- 2-storey house with basement (built in 1940)
 - 4 bedrooms upstairs
 - Solid structure, requires renovations to be fully livable
 - Wood-burning fireplace (basement) & pallet stove (main floor)
 - Blow-in insulation in attic
 - Septic tank in excellent condition
 - Power on site
 - Rainwater collection system for water supply
 - *Note: Home has not been heated through winters but has been regularly checked on.*
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The Yard & Outbuildings

- **Fully surrounded by mature trees**, offering privacy and shelter
 - **Two established entrances** to the yardsite for easy access
 - 10.14 acres with a **double dugout water system**
 - Established orchard with apples, berries, and plums
 - Large garden space behind the home
 - Small animal barn with fenced pen
 - Additional buildings include an **old schoolhouse** and several sheds (in need of repair)
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Included with the Property

- Trailer
 - John Deere garden tractor
 - 12 ft aluminum boat (for use on dugout)
 - Truck box camper
 - Antique plows, harrows, and other yard items
 - **All items pictured in the auction photos sell with the property**
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☆☆ This property offers a rare opportunity to restore a classic prairie homestead, start a hobby farm, or create a peaceful country retreat.

Location: North of Beatty, Saskatchewan

VIEWING BY APPOINTMENT ONLY – CONTACT US FOR MORE INFORMATION

Quantity: 1



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