



**Robert Young**

Broker - HomeLife Prairies Realty Inc.  
 "Your European Connection in Saskatchewan"

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saskfarms@sasktel.net

**Farm Full with all Comments**

MLS@# : **486876**

Address : **Rm Torch River 488**

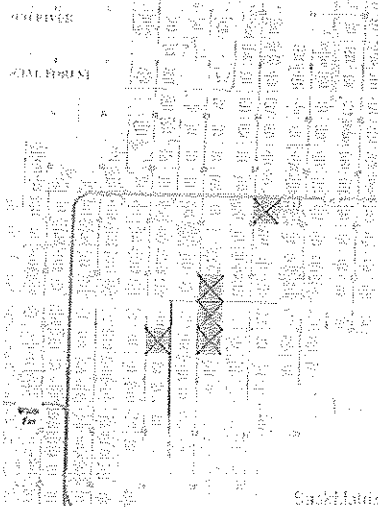
List Price : **\$800,000**

Status : **Active**

Area/Sub Area: **M7/**

Original Price : **\$800,000**

S.Price :



RM Name : **RM of Torch River No. 488**

City / Town : **White Fox**

Postal Code : **S0J 3B0**

Major Type : **Grain**

PropOffered : **Buildings And LarPCDS :**

Directions : **2 Miles North 2 Miles East Of**

**White Fox**

Possession : **Cod**

Mineral Rts : **Not Included**

PCDS : **No**

GST :

Occupancy : **Tenant**

Terms of Lease : **Year To Year Le**

List Date : **02/04/2014**

Exp Consent : **No**

Appntmnts :

Keys :

Existing Real Property Report:**No**

Exp Date : **09/30/2014**

Comm : **2.**

Phn First :

Lockbox : **No**

Property Is : **For Sale Only**

Prop. Is Text:

Owner : **HAMRIN LANDS**

Owner Address :

Owner Phone H :

Owner Phone W :

Tenant :

Tenant Phone :

Tenant Lease : **YEAR TO YEAR LEASE**

Listing Broker : **HOMELIFE PRAIRIES REALTY INC.**

Listing Agent : **YOUNG, ROBERT**

Agent Phone : **306-529-8609**

Agent Email : **saskfarms@sasktel.net**

Freehold : **793.00**

Leasehold : **.00**

Terms of Leasehd:

Summer Fallow :

First Crop :

Other :

Metal Granaries :

Capacity :

Wood Granaries :

Capacity :

Other Outbuildings:

Topography :

Total Acres : **793**

Quota :

Quota Details :

Distance to Elev :

Livestock/Crop Inc: **No**

Distance to Town: **4 Miles**

Dist. to High Sch :

Dist to Elem :

Bush : **Medium**

Stones : **Some**

Sloughs : **Some**

Fences :

Water Supply :

Drinking Water :

Power :

Yard Light :

Sump Pump :

Propane Tank :

Info Package :

Garage :

Description:

Style :

Approx Size :

Year Built :

Bedrooms :

Bathrooms :

Exterior :

Roof :

Heating :

Basement :

Basement Walls :

Sewage Disposal:

Water Heater :

W. Heater Type :

Water Softener :

Water Purifier :

Water Supply :

RM	RM#	Parcel	Sec.	Town	RG	Meridan	Crop I.	Soil C	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
Torch River	488	SE	8	52	14	W2			70400	0	155	5	160
Torch River	488	NE	9	52	14	W2			70400		148	10	158
Torch River	488	SE	9	52	14	W2			58100		140	19	159
Torch River	488	SE	16	52	14	W2			76700		158		158
Torch River	488	NE	22	52	14	W2			76300		153	5	158
									Total :	0	754	39	793

REALTOR® Remarks :

**See schedule A for complete sellers information, and for specific terms of sale, All acres and cultivated acres are as SAMA view, All buildings on the property will be included in the sale but no warranty will be given as to their condition and will be sold " as is where is". Offers may be**

**Additional Comments :**

**considered on individual parcels, but preference may be given to the sale as a complete package. The previous tenants will have access to the grain storage till the 31st of July 2014 to remove grain from the bins. All offers must be left open for a minimum of 5 business days. Offers may require approval of the court. For more information please contact listing agent.**

**Internet Comments :**

**See schedule A for complete sellers information, and for specific terms of sale, All acres and cultivated acres are as SAMA view, All buildings on the property will be included in the sale but no warranty will be given as to their condition and will be sold " as is where is". Offers may be considered on individual parcels, but preference may be given to the sale as a complete package. The previous tenants will have access to the grain storage till the 31st of July 2014 to remove grain from the bins. All offers must be left open for a minimum of 5 business days. Offers may require approval of the court. For more information on this good package of farmland please contact listing agent. Robert Young 306-529-8609**

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*This information is believed to be reliable but should not be relied upon without verification.*



ASSOCIATION OF  
SASKATCHEWAN  
REALTORS®  
consulate.  
estate.  
advocate.

Association of Saskatchewan REALTORS®  
**SCHEDULE " A "**

Developed & Provided by the Association of Saskatchewan REALTORS®, Revised 2013

This is SCHEDULE "A" annexed to and forming part of either: Contract of Purchase and Sale OR Exclusive Seller's Brokerage Contract (circle one), dated February 4, 20 14 between Hamrin Lands, per Public Guardian & Trustee of Saskatchewan as Seller, and Homelife Prairies Realty Inc. as Real Estate Company.

Unless otherwise stated in the listing or purchase agreement no mineral rights are included in this sale agreement.

This schedule forms part of the listing agreement:-  
Full names of the sellers relating to this listing are as follows:-

- 1) "The Public Guardian and Trustee Saskatchewan Official Administrator for the Estate of Thelma Hamrin" relates to the land location SE 8-52-14 W2 in the RM 488
- 2) "The Public Guardian and Trustee Saskatchewan Official Administrator for the Estate of Lars Hamrin" relates to the land locations NE and SE 9-52-14 W2, SE 16-52-14, NE 22-52-14 W2 all in the RM 488.
- 3) Ronald J Kruzeniski is the Public Guardian Trustee and has signing authority for this listing agreement.
- 4) All offers must be presented to Homelife Prairies Realty Inc, and be left open for a minimum of 5 business days for acceptance or counter. Note:- Offers may require the Approval of the Court.
- 5) All buildings and grain storage included in the sale price are being sold on a "As is where is basis and no warranty is given".
- 6) Jim Tewksbury is the Deputy Public Guardian and Trustee and has signing authority for this listing agreement.

\_\_\_\_\_  
WITNESS

Jim Dewmill  
\_\_\_\_\_  
WITNESS

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WITNESS

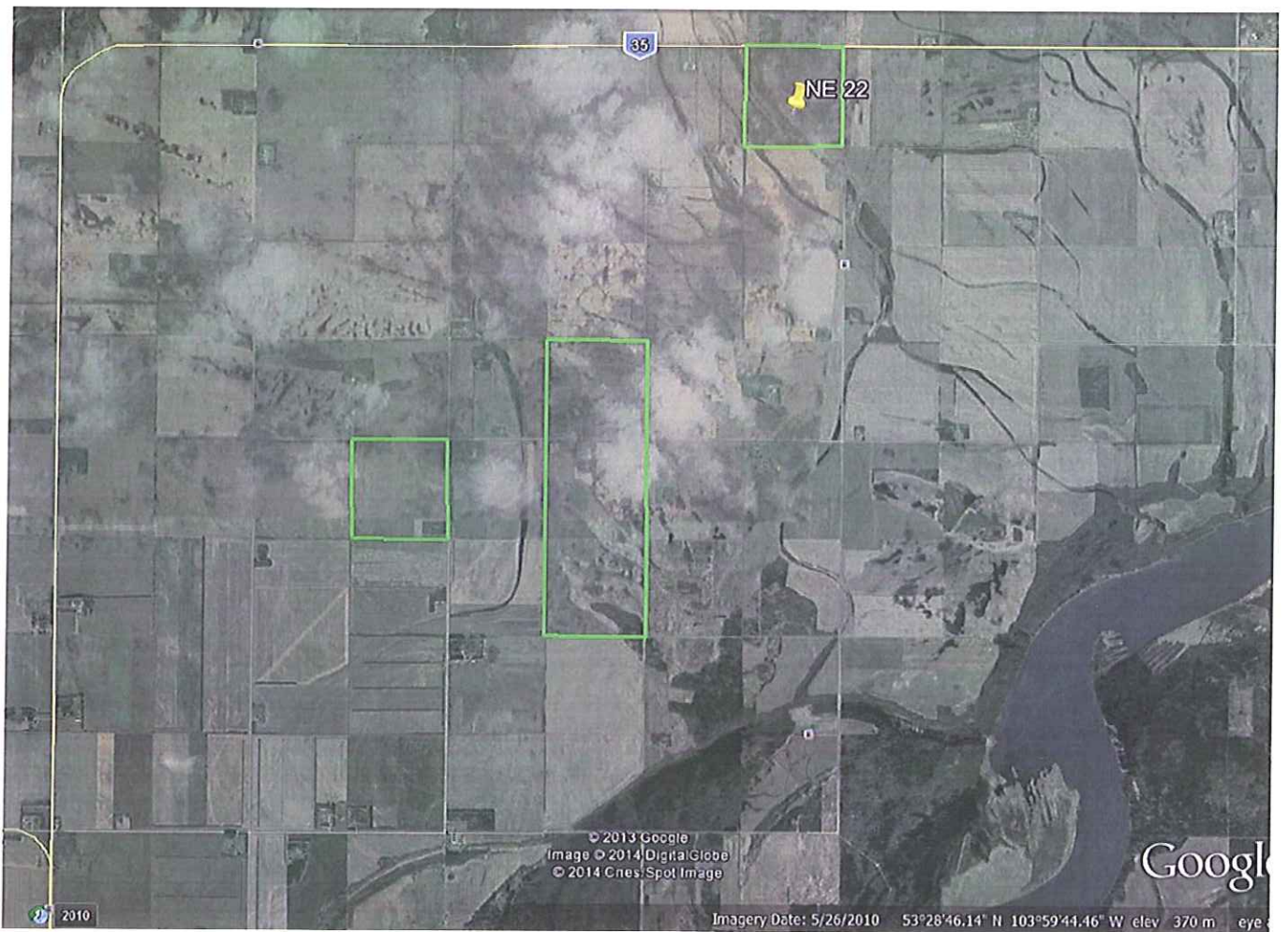
\_\_\_\_\_  
BUYER'S SIGNATURE

[Signature]  
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BUYER'S SIGNATURE Trustee  
of Saskatchewan

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Official Administrator for Lars Hamrin

[Signature]  
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BUYER'S SIGNATURE as Thelma Hamrin

\_\_\_\_\_  
SELLER'S SIGNATURE



# RICH RIVER

# SPECIAL FOREST

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

**White Fox**

Scale: 1000, 2000, 3000, 4000

Map entries include:

- 1: SCOTT EDWARDS & ROSAMOND KIRKPATRICK 2000
- 2: WALTER & DAVID GALL 2700
- 3: WALTER & DAVID GALL 2200
- 4: WALTER & DAVID GALL 2200
- 5: PETER ROBERT MATTHEW 10000
- 6: WILLIAM F. WILSON 26000
- 7: WILLIAM F. WILSON 35200
- 8: WILLIAM F. WILSON 30500
- 9: WILLIAM F. WILSON 35200
- 10: WILLIAM F. WILSON 35200
- 11: WILLIAM F. WILSON 35200
- 12: ROBERT HARRIS 2660
- 13: ROBERT HARRIS 2660
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