



GRASSROOTS
REALTY GROUP

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NE-01-54-20-W3
Rural, Saskatchewan

MLS # A2325484



\$219,900

Division:	NONE
Lot Size:	42.11 Acres
Lot Feat:	Brush, Many Trees, Meadow, Pasture, Secluded, Treed, Wooded
By Town:	-
LLD:	-
Zoning:	AG
Water:	-
Sewer:	-
Utilities:	-

Escape to your own private retreat in Saskatchewan's beautiful Lake Country. This exceptional 42.11-acre parcel, located in the RM of Mervin just minutes from Brightsand Lake Regional Park and north of Turtleford, offers the perfect balance of privacy, recreation, and future development potential. Surrounded by mature trees, this well-prepared property is ready for your vision, whether you're planning to build a year-round home, a seasonal cabin, or simply enjoy it as the ultimate recreational getaway. Major infrastructure is already in place, including a quality water well completed by McAllister Drilling and 200-amp electrical service, saving you significant time and expense when developing the property. Designed with functionality in mind, the property features several existing improvements, including a cook shack that provides an ideal gathering space for family and friends, a bathroom building, storage shed, and camper. Water hydrants & power have also been installed in multiple locations throughout the property, allowing for future expansion and making it easier to add additional structures or amenities as your plans evolve. Outdoor enthusiasts will appreciate the endless opportunities this property offers. Brightsand Lake is only a short drive away, where you can enjoy boating, fishing, swimming, golfing, hiking, and all the recreational amenities of Brightsand Lake Regional Park. The property's natural landscape also makes it an excellent hunting base camp, while the existing trails provide plenty of room for quadding, exploring, and enjoying the outdoors. Whether you're looking for a peaceful weekend escape, a private family retreat, or the ideal location to build your dream home surrounded by nature, this one-of-a-kind opportunity delivers outstanding value in one of Saskatchewan's most desirable recreational areas. Experience the privacy, tranquility, and endless possibilities this remarkable property has to offer. Contact your REALTOR® today to arrange your private viewing.