MURDOCH FARM TEAM

FARM & RANCH REAL ESTATE

FEATURE PACKAGE

KOHLMAN RANCH

RM of Big River No. 555 &
RM of Canwood No. 494

MLS #044905

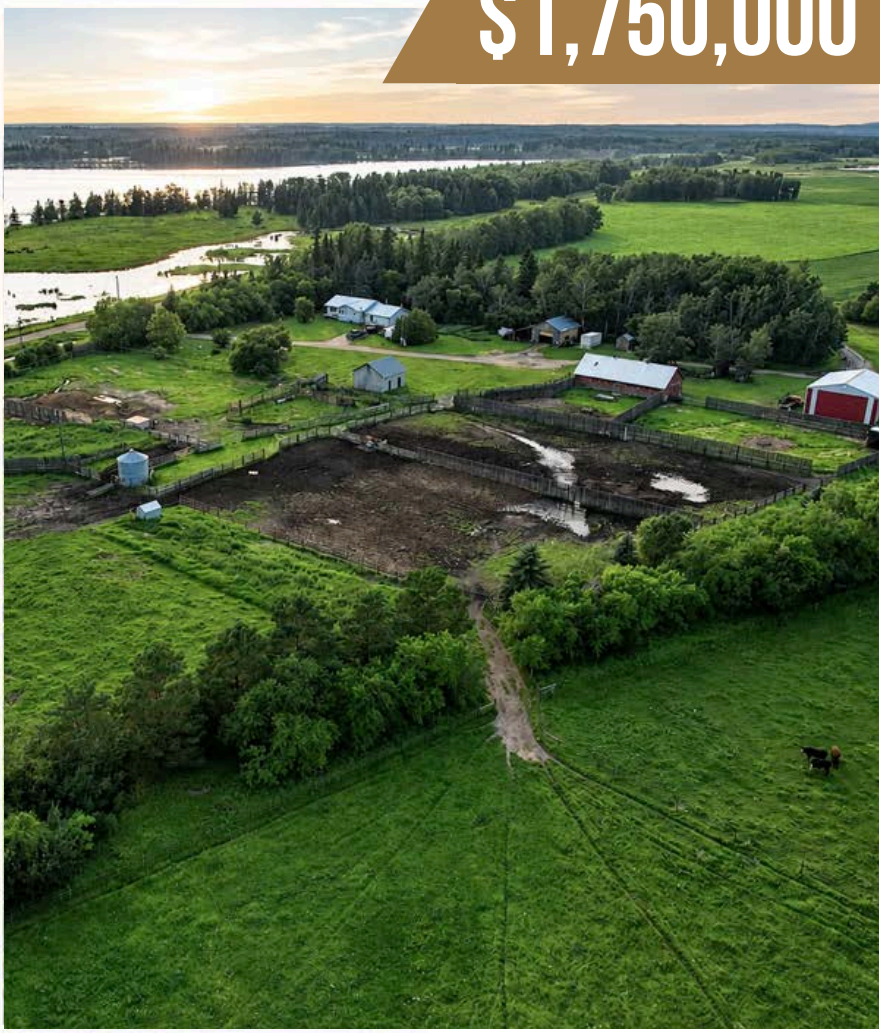
BOYES GROUP REALTY INC.

CONTACT:
Murray Murdoch | 306-858-8000
Dale Murdoch | 306-774-6100

WELCOME TO KOHLMAN RANCH

$1,750,000

A productive working cattle ranch set within one of Saskatchewan's most naturally beautiful landscapes.



Kohlman Ranch is a well-developed working cattle ranch spanning 1,248.56 titled acres, where productive agricultural land and purpose-built ranch infrastructure come together in an exceptional natural setting.

Thoughtfully improved over decades, the ranch features productive pasture and forage, dependable water, complete working corrals and an efficient layout designed to support practical day-to-day ranching. A comfortable ranch headquarters, with significant updates including geothermal heating and cooling, provides a functional home at the heart of the operation.

Surrounded by mature spruce and poplar forests, abundant wetlands and thriving wildlife habitat, Kohlman Ranch is a property designed to support productive cattle operations while offering an exceptional place to live and enjoy the outdoors.

PROPERTY HIGHLIGHTS

TOTAL ACRES
1,248.56
deeded and leased acres

DEEDED ACRES
817.56
mix of cultivated and pasture

WATER SOURCES
Abundant wetlands and 2 reliable wells

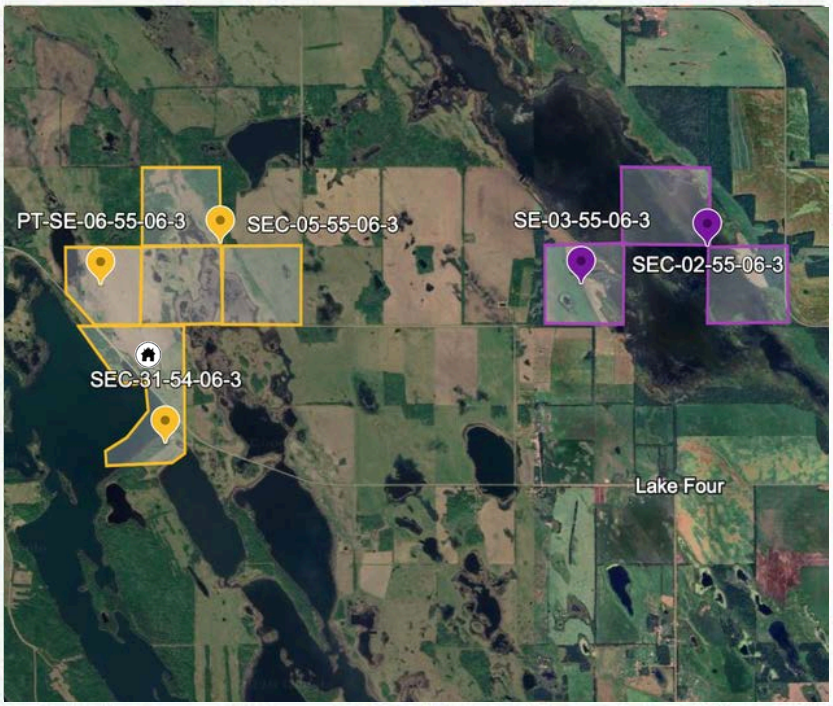
WORKING FACILITIES
Well-designed corrals, handling facilities, & practical outbuildings

ACCESS
Excellent all-weather access with road frontage

CATTLE RANCHING FOCUS
Ideal for year-round grazing & a sustainable operation

SCENIC & PRIVATE
Set in a naturally beautiful landscape with peace & privacy





Deeded land | Crown Lease | Ranch Headquarters on NE-31-54-06-3

LOCATION

Located in the RM of Big River No. 555 and RM of Canwood No. 494, northwest of Prince Albert and within easy reach of Prince Albert National Park, Big River and Saskatchewan's renowned lakes and outdoor recreation.

PROPERTY LAYOUT

This ranch is organized into two primary operating blocks, combining titled and Crown lease land. Kohlman Ranch provides a strong operational foundation within an established ranching region where future expansion opportunities may arise.

LAND BASE

- **1,248.56** Total Acres
- **817.56** Titled Acres
- **431.00** Crown Lease
- **262** Cultivated Acres
- **257** Cultivated Grass
- **377** Native Grass
- **156** Pasture

RANCH HEADQUARTERS

- Comfortable ranch residence
- Approximately 1,600 sq. ft.
- 5 bedroom, 2 bathroom
- Geothermal heating & cooling
- Two wells
- Reverse osmosis drinking water
- On NE-31-54-06-3

LIVESTOCK INFRASTRUCTURE

- Complete working corrals
- Semi-truck loading chute
- Metal cattle handling facilities
- Squeeze chute & calf table included
- Two livestock water bowls

SUPPORTING BUILDINGS

- 30' x 60' insulated barn with electricity
- Shop with attached lean-to
- Cold storage building
- Quonset, Garden shed, Oil shed
- Four-bay storage building
- Two grain bins (~1,350 bushels)

WATER

- Two reliable wells
- Main well approximately 362'
- Approximately 65 gallons per minute
- Abundant wetlands
- Reliable livestock water

LOCATION

- RM of Big River No. 555
- RM of Canwood No. 494
- Minutes from Prince Albert National Park
- Near renowned fishing, hunting and recreation

THOUGHTFULLY DEVELOPED

Kohlman Ranch has been successfully operated by the current owners primarily as a husband-and-wife operation. Its practical layout, dependable water systems and purpose-built infrastructure have been refined through decades of hands-on ranch management, creating an efficient and well-balanced working cattle operation. Kohlman Ranch is a turnkey foundation for a productive cattle operation.

KOHLMAN RANCH DEEDED LAND

All numbers as per ISC titles and SAMA information

LEGAL DESCRIPTION	RM	ISC PARCEL ID	TITLE ACRES	SAMA ASSESSMENT	CULTIVATED ACRES	NATIVE GRASS ACRES	PASTURE ACRES	CULTIVATED GRASS ACRES	OTHER ACRES	SCIC SOIL CLASS	AUM/Acre	SOIL RTG.
NW-05-55-06-W3	555	146984327	1.75	127,800	0	105	25	0	0	–	0.43	–
	555	146984406	38.90	–	–	–	–	–	–	–	–	–
	555	146984383	39.85	–	–	–	–	–	–	–	–	–
	555	146984361	35.76	–	–	–	–	–	–	–	–	–
	555	146984349	15.47	–	–	–	–	–	–	–	–	–
SE-05-55-06-W3	555	134554114	156.99	252,000	0	50	20	85	2	G	0.37	59.86
SW-05-55-06-W3	555	134554125	157.41	175,000	30	127	0	0	0	L	0.48	32.97
SE-06-55-06-W3	555	147172912	139.06	176,800	80	0	0	59	0	L	0.59	35.18
NE-31-54-06-W3	494	147611358	4.82	197,900	82	0	0	26	3	J	0.44	62.04
	494	164285871	35.42	–	–	–	–	–	–	–	–	–
	494	164285893	0.02	–	–	–	–	–	–	–	–	–
	494	147611291	32.48	–	–	–	–	–	–	–	–	–
	494	147611336	30.94	–	–	–	–	–	–	–	–	–
	494	147611370	5.32	–	–	–	–	–	–	–	–	–
	494	147611314	2.28	–	–	–	–	–	–	–	–	–
NW-31-54-06-W3	494	134547464	13.79	10,600	0	0	19	0	0	–	0.20	–
	494	134593218	3.13	–	–	–	–	–	–	–	–	–
SE-31-54-06-W3	494	203322271	8.86	55,100	0	0	72	15	0	–	0.23	–
	494	203322282	95.31	–	–	–	–	–	–	–	–	–
TOTAL DEEDED LAND			**817.56**	**995,200**	**192**	**282**	**136**	**185**	**5**	–	–	–

LEASE LAND – UPDATED INFORMATION PER LEASE #267177

All numbers as per SAMA and Government Lease

LEGAL DESCRIPTION	RM NO.	LEASED ACRES	SAMA ASSESSMENT	CULTIVATED ACRES	NATIVE GRASS ACRES	PASTURE ACRES	CULTIVATED GRASS ACRES	OTHER ACRES	SCIC SOIL CLASS	AUM/Acre	SOIL RTG.
NE-31-54-06-3	494	34.50	N/A	0	0	20	0	14.50	J	–	–
SE-02-55-06-3	555	78.90	43,800	0	40	0	0	38.90	–	0.48	–
NW-02-55-06-3	555	160.00	38,100	0	55	0	0	105.00	–	0.25	–
SE-03-55-06-3	555	157.60	248,200	70	0	0	72	15.00	G	0.62	60.56
TOTAL LEASED LAND		**431.00**	**330,100**	**70**	**95**	**20**	**72**	**173.40**	–	–	–

LAND SUMMARY

TOTAL DEEDED ACRES 817.56

TOTAL LEASED ACRES 431.00

TOTAL ACRES 1,248.56

ACREAGE BREAKDOWN

TOTAL SAMA ASSESSMENT 1,325,300
TOTAL CULTIVATED ACRES 262
TOTAL NATIVE GRASS ACRES 377
TOTAL PASTURE ACRES 156
TOTAL CULTIVATED GRASS ACRES 257
TOTAL OTHER ACRES 178.40

HISTORICAL RANCH CAPACITY

200+ Cow-Calf Pairs

Historical operating capacity based on seller-reported ranch use.

CONTACT:
Murray Murdoch
306-858-8000

Dale Murdoch
306-774-6100

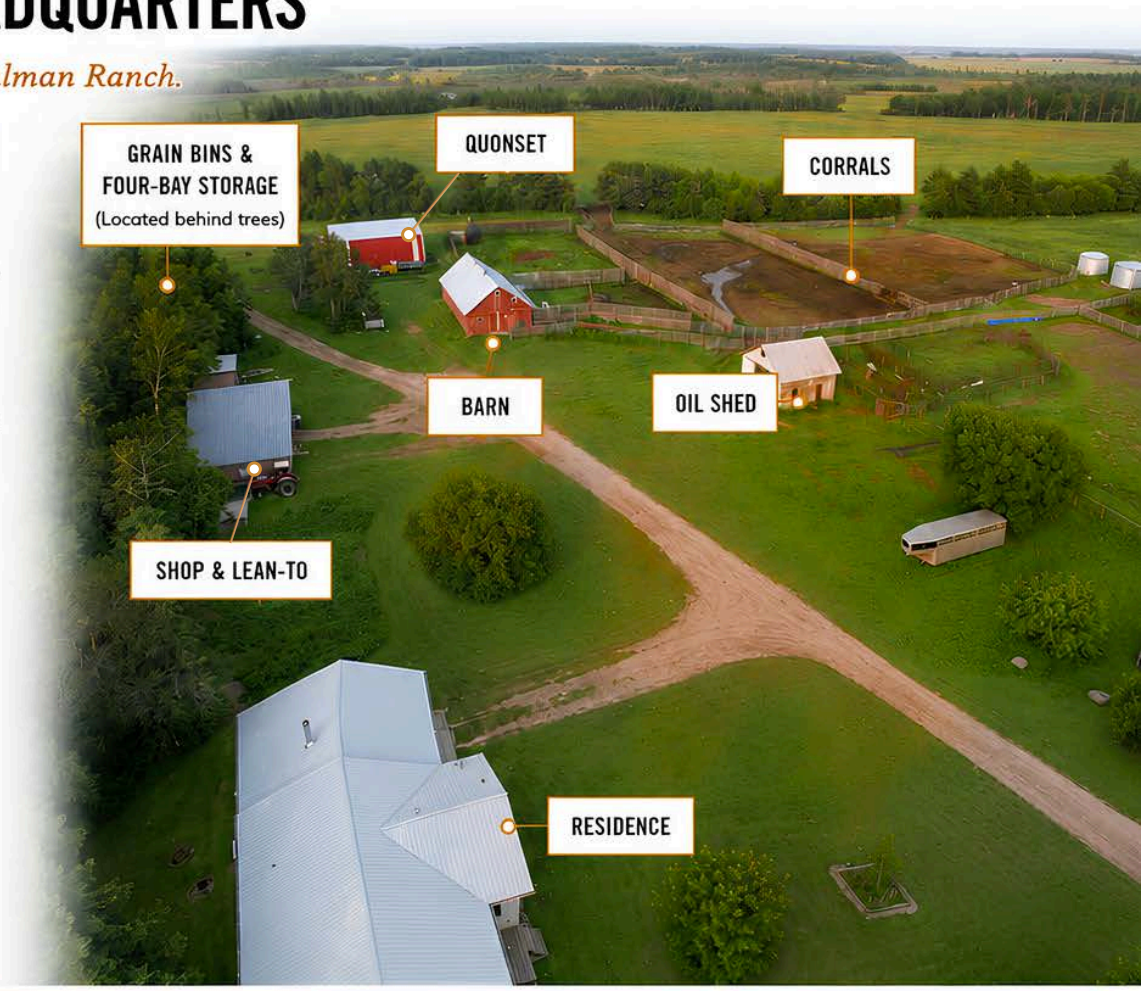
THE RANCH HEADQUARTERS

The operational heart of Kohlman Ranch.

The Ranch Headquarters has been thoughtfully developed over decades to create an efficient and practical working environment. Every improvement, from the comfortable ranch residence and mature yard to the corrals, barn and supporting buildings, has been positioned to support the daily needs of a productive cattle operation while maintaining an attractive and welcoming place to live.

The layout allows livestock handling, equipment storage and day-to-day ranch activities to function efficiently, while the established yard provides privacy, shelter and a comfortable setting at the heart of the operation.

- 7 Supporting Buildings
- On-Farm Grain Storage
- Complete Livestock Handling Facilities
- Mature Sheltered Ranch Yard



BARN

- 30′ x 60′ insulated barn
- Concrete floor
- Metal roof
- Electricity
- Loft
- Tack room
- Three box stalls
- Two double tie stalls
- Maternity pen
- Oats & mineral storage

LIVESTOCK FACILITIES

- Complete working corrals
- Semi loading chute
- Metal handling facilities
- Squeeze chute and calf tipping table included
- Two livestock water bowls in corrals, which service 4 pens and a pasture

OTHER OUTBUILDINGS

- 24′ x 30′ shop with attached 14′ x 30′ lean-to
  - Single door for each bay
- 24′ x 24′ cold storage building
  - Dirt floor, electric plugins, no lighting
  - Wooden sliding door and 1 walk-in door
- Quonset, 40′ x 48′
  - Cold storage
  - 20′ x 16′ sliding door, 1 walk-in door

OTHER OUTBUILDINGS (CONTINUED)

- Four-bay storage building, 40′ x 16′
  - Four individual 10′ x 16′ storage bays
  - Each bay accessed by its own single door
- Garden shed, 8′ x 8′
- Oil shed, 10′ x 12′
- Two grain bins with approximately 1,350 bushel capacity
  - New wood floors in 2023

THE RESIDENCE

Comfort, privacy and practical country living.

Set among mature spruce and poplar trees, the Ranch Headquarters offers a peaceful and private setting that reflects decades of thoughtful ownership. The established shelterbelts, mature landscaping and spacious yard create a welcoming environment that complements the working ranch without compromising its functionality.

The residence has been well maintained and thoughtfully updated over the years, providing a comfortable home that's ready to support the next chapter of the ranch.



RESIDENCE HIGHLIGHTS

- Approx. 1,600 sq. ft.
- 5 Bedrooms
- 2 Bathrooms
- Attached single garage
- Geothermal heating & cooling (installed 2010)
- Metal roof (2025)
- Triple-pane windows
- Reverse osmosis drinking water
- Two reliable wells
- Septic system with pump-out
- New electric water heater (2023/2024)











MLS #044905

THE LANDSCAPE OF KOHLMAN RANCH

Where productive ranch land meets Saskatchewan's natural beauty.

Thoughtfully developed, carefully stewarded and ready for its next chapter, Kohlman Ranch represents a rare opportunity to acquire a complete working cattle operation in one of Saskatchewan's most scenic regions. Mature forests, productive grasslands, abundant wetlands and open water create a property that reflects the natural character of northern Saskatchewan.

Whether your vision is to expand an existing operation, establish a family ranch or invest in a remarkable piece of Saskatchewan, Kohlman Ranch offers the land, infrastructure and setting to make it possible.

Contact Dale or Murray for more information or to view the Kohlman Ranch.

OUTDOOR RECREATION

- **Excellent wildlife viewing**
  Deer, Moose, Black Bear, Waterfowl
- **Minutes from Prince Albert National Park**
- **Nearby SK premiere fishing locations**
- **ATV & snowmobile opportunities**






BOYES GROUP REALTY INC.

MURDOCH FARM TEAM

Murray Murdoch
306-858-8000

Dale Murdoch
306-774-6100

info@murdochfarmteam.ca
www.MurdochFarmTeam.ca