



Sheldon Froese

Royal LePage Varsity
1106 8th St E
Saskatoon, SK

Cell: (204) 371-5131 | Office: (306) 665-3600
Fax: (204) 326-4985
sheldonfroese@royallepage.ca
www.farmdivision.ca



\$0 | 318.00 Acres | Dairy
Hague, SK

An excellent opportunity to purchase a recently built, turnkey dairy farm located near the thriving agricultural community of Rosthern. This modern operation features a dairy barn equipped with a Lely robotic milking system for ease of management. The barn includes 60 sand bedded stalls designed for optimal cow comfort and is thoughtfully constructed to allow for easy expansion, capable of doubling in size to support future growth. The property spans over 300 acres of high quality land, well suited for producing corn silage and forage to sustain the operation. Additional farm highlights include valuable infrastructure upgrades such as natural gas service and 3 phase power, ensuring reliable and cost effective operation. This is a rare chance to acquire a well designed, scalable dairy farm in a strong agricultural region. Contact listing agent Sheldon Froese at 204.371.5131 for further details and pricing on the farm.

Listing Details

Property Id #:	21447
Farm Type:	Dairy
Acreage (Total):	318
Municipality / County:	RM of Rosthern 403
Province:	Saskatchewan
Postal Code:	S0K 1X0

Additional Listing Remarks

Quota Remarks:	65.34 kgs
Livestock Remarks:	67 milk cows, 40 young stock
Property Taxes:	\$2,975.49

How to View

How to View:	Through listing agent Sheldon Froese 204-371-5131 or Stacey Hiebert 204-371-5930
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Residence Remarks

Primary Residence:	Tidy, well maintained 1,320 sq ft bungalow with an attached garage. The main floor features a spacious open concept kitchen and dining area along with 3 bedrooms and a full 4 piece bathroom. The partially finished basement offers a large family room, an additional bedroom and a second bathroom—providing plenty of extra living space.
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Property & Land Remarks

Property Legal Description:	NW 2-41-4-W3, SW 2-41-4-W3
Acreage (Total):	318
Workable Acres:	280

Buildings

Barn:	This 65' x 190' state of the art dairy barn constructed in 2023, is designed for efficiency, cow comfort and advanced automation. The facility features a Lely A5 robotic milking system, supporting a streamlined milking operation. The barn includes 60 sand bedded freestalls along with a separate sorting area, allowing for effective herd management. Manure is handled through a slatted floor system with under barn storage, reducing labor and improving cleanliness. Ventilation is optimized with a tunnel ventilation system, including a full wall of high capacity fans to maintain ideal air quality and temperature control year round. Heated feed alley, improving winter feeding conditions. Dedicated sand storage area with heated floor, 3,000 gallon milk tank, large office and utility room for operational convenience, 3 phase power service, supporting modern equipment and future expansion. This facility reflects numerous upgrades focused on efficiency, durability and animal welfare, making it an excellent turnkey setup for progressive dairy operations.
Barn:	Former 36' x 128' hog barn currently used for storage/young stock.
Machine Shed:	Workshop 35' x 60' repair shop, insulated.
Machine Shed:	46' x 90' Quonset style machine shed, metal clad
Workshop:	14' x 20' garage
Workshop:	24' x 32' storage shed with roller mill & overhead door
Grain or Crop Storage:	1600 bu hopper bottom grain bin, 4200 bu hopper bottom grain bin

Property Photos

Listing #21447



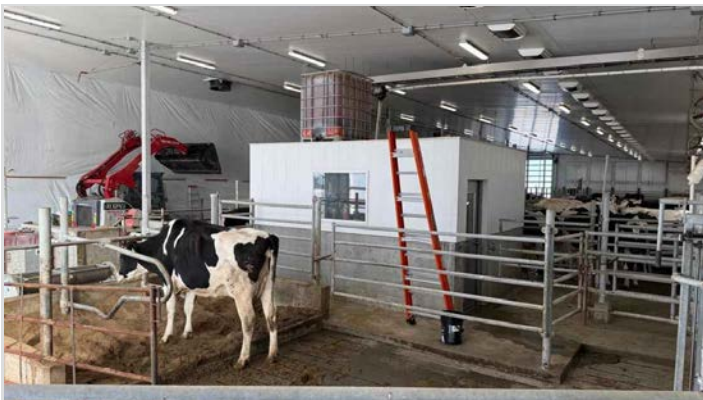
Property Photos

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