

ACREAGE OWNER'S guide

BUYI N G, OWN I N G, A ND SELLI N G ACREAGES

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With over 13 years at Ellaney Homes (established 2007), I've mastered the art of crafting spaces that families love. My journey doesn't stop there—I combine this hands-on construction expertise with a financial acumen honed through a B.Comm degree, CFP certification, and years as an RBC Branch Manager. This unique blend ensures you're not just selling a house, but maximizing its value, down to the last dollar.
Local housing expert. Born and raised in YXE. I don't just list homes.
I tell their stories. Currently live on a bison ranch.
Customized marketing strategies: Professional photos, video walkthroughs, drone shots, and floor plans for every listing.

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WHY WORK WITH LUKE FOR YOUR ACREAGE

Buying or selling an acreage takes a unique skill set. It's more than bedrooms and bathrooms — it's water quality, septic systems, fencing, and knowing which roads get plowed first in winter.

- **As a previous boutique home builder Luke has taken over a dozen acreages from raw dirt to a fully developed homestead to last generations**
- **Luke currently lives on a hobby bison ranch and has lived on acreages for over 15 years. He has tried every new idea and is highly opinionated on things like chicken waterers, containing pigs or goats (or not), bison, horses, cats dogs, fowl of all kinds and predator control. He also spent 8 years living off the electrical grid on his own self sufficient solar and wind array.**
- **Deep local expertise**
- **Hands-on experience with acreage builds**
- **Transparent communication and proven results**
- **Full marketing package - drone footage, videos, social media, and professional photography**

Whether you're selling your family's homestead or dreaming of your first rural escape, I'll help you make it happen.



WHERE MY BUSINESS CAME FROM

BY TOTAL SALES VOLUME

ACREAGES	$8,411,000	39.73%
SASKATOON HOMES	$7,122,400	33.64%
SMALL TOWN PROPERTIES	$1,938,000	9.15%
COMMERCIAL	$2,700,000	12.75%

TOTAL SALES VOLUME
$21,172,300



Things to Consider When

PURCHASING AN ACREAGE

Before you buy, think beyond the house. Every rural property has its own rhythm — and a few extra details to check off:

ACCESS AND ROADS:

Find out if the road is municipally maintained or private, and whether it’s graded or plowed in winter. Year-round access can make a big difference in convenience (and resale value).

UTILITIES:

Check if the acreage has power and natural gas service — or if you’ll be running on propane and a backup generator and or self generated electricity.

WATER SOURCE:

Find out whether the home relies on a well, cistern, or hauled water. Always test for flow rate, pressure, and water quality — it’s one of the most important factors in rural living.

WASTE SYSTEM:

Check if the property runs on a septic tank or a mound system. Request service and inspection records, and confirm it meets current environmental standards. A well-maintained system should operate quietly in the background — not become a future headache.

ZONING AND ANIMAL REGULATIONS:

Each RM has its own rules around what you can build and what you can keep on your property. Livestock and animals are often highly regulated, so always confirm the animal bylaws before bringing anything onto the acreage. Double-check zoning for livestock limits, shop or barn construction, and any future expansion plans. It’s much better to understand your options now than to discover later that you can’t add that dream workshop — or the animals you were planning for.

MAINTENANCE:

Larger properties mean more upkeep — plan for it. Regular mowing, snow removal, and equipment care are part of country living. Budget time and costs accordingly.





WELLS AND WATER QUALITY

WATER IS THE LIFELINE OF ANY ACREAGE. ALWAYS:

- Test for bacteria, minerals, and flow rate.
- Ask for well logs and drilling records.
- If hauling water, factor in distance and cost.

A water test is inexpensive and could save you thousands.

Heating Systems – Natural Gas or Propane?

RURAL HOMES OFTEN RUN ON PROPANE, BUT SOME ARE CONNECTED TO NATURAL GAS.

Natural Gas: Consistent and typically lower cost.

Propane: Flexible and accessible where lines don’t reach — just plan for tank refills.

Ask the seller for average utility costs to help with budgeting.

SEPTIC SYSTEMS

A WELL-FUNCTIONING SEPTIC SYSTEM SHOULD BE NEARLY INVISIBLE — UNTIL IT'S NOT. BEFORE BUYING, CHECK:

- **Expect to have the solid side pumped once a year and best practice is the early fall so that healthy bacteria can establish before winter sets in to prevent lines freezing or tank heaving etc.**
- **The age and capacity of the tank**
- **When it was last serviced**
- **Drain field condition**

Sk health regulates septic systems in the Province. Always confirm type of system / whether grey water is on a pump out system (typically 10 acres or more), or a type II septic mound or enviro septic. Depending on soil conditions some systems need maintenance where others don't.



Tailored Marketing Strategy

Your Home Deserves the Best

This includes professional photos, custom floor plans, and a walkthrough video of the home .

We employ engaging social media content that engages buyers where they’re looking most. Across various platforms. Both paid and unpaid advertising may be employed.

Drone shots highlight unique features like location in relationship to green space or schools. They also highlight scenic views on acreages.

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ANIMAL AND HOMESTEADING CONSIDERATIONS

WHETHER BUYING OR BUILDING NEW IN AN ACREAGE DEVELOPMENT/SUBDIVISION

- Maximum animal units allowed
- Shelter or fencing requirements
- Compost and waste management rules
- Animals ownership is very restricted and limited to cats and dogs. Properties outside of developments/subdivisions often have far less restrictions. Also non development properties typically offer more privacy.

Homesteading offers freedom, but it takes planning. Start small, build sustainably, and make sure your setup supports your goals.







FIREARM & ARCHERY USE

Before using any firearms or archery equipment on rural property, always verify the rules for your specific location. Regulations can vary depending on zoning, municipal bylaws, and surrounding properties.

If you’re unsure what applies to your acreage, ask Luke — he can walk you through the details.

Buying New vs. Buying Pre-Developed

BUYING NEW:

Customize everything — layout, utilities, and landscape.

Expect higher initial costs and more time before move-in.

BUYING PRE-DEVELOPED:

Move-in ready, mature trees, and established systems.

Review maintenance history — older setups may need upgrades.





SELLING YOUR ACREAGE

SELLING AN ACREAGE MEANS SHOWCASING SPACE, PEACE, AND POTENTIAL.

HERE'S WHAT I PROVIDE FOR EVERY LISTING:

- Professional drone and video tours to highlight land and layout
- Targeted marketing to rural buyers
- Clear communication throughout the process

I'LL HELP YOU TELL THE STORY OF YOUR PROPERTY — AND MAKE SURE BUYERS SEE ITS TRUE VALUE.



FINAL THOUGHTS

Owning an acreage is more than an address — it’s a lifestyle built on independence, fresh air, and open horizons.

Whether you’re buying, selling, or just exploring your options, I’d be happy to help guide you through every detail.

client testimonial

MIKE GRANGER ★★★★★

Luke went above and beyond in helping us to sell our home. He was also extremely helpful in finding a house for us to buy. By far, the best realtor I have ever dealt with. Highly recommended by my wife and i.

BRADEN BREIT ★★★★★

Luke was a fantastic realtor to work with. He brought a deep wealth of knowledge from his previous endeavors as a home builder and was able to help us secure a great deal in a competitive summer market. Luke truly cares about his clients and was more than happy to jump through many hoops to meet our needs. I could not ask for a better realtor than Luke.

HISHAM YASSIN ★★★★★

Luke is a great agent who guided me throughout the whole process of buying a house. He was very informative, well connected, showed integrity and clearly knew the housing market. I got a lot of viewings and comparables and with the right advise, I was able to make a very good buy. He is a professional I would recommend to anyone looking to buy a great home.

Trusted Resources

CONTACT LIST

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BEN BREIT (BREIT RESIDENTIAL HOME INSPECTIONS)
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NOTES





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MY COMMITMENT TO YOU

Your success is my priority. I'll do my best to keep you informed, handle the details, and make sure the process is as stress free as possible - all while balancing hard negotiating to keep money in your pocket.

LET'S TURN YOUR "FOR SALE" INTO "SOLD"

A quick chat to discuss a game plan and start step 1 on theprocess.

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