



**SHEPPARD
REALTY**

403.52 ACRES

**DEEDED & ASSIGNABLE CROWN
LEASE GRAZING LAND**

**CRANE VALLEY, SK AREA
RM OF TERRELL #101**



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MIXED USE LAND WITH ASSIGNABLE CROWN LEASE GRAZING LAND TO QUALIFIED BUYER

Crane Valley, SK Area | R.M. of Terrell #101

DEEDED LAND FOR SALE | POTENTIAL CROWN GRAZING LEASE ASSIGNMENT

COMBINED ISC ACRES 403.52	SAMA CULTIVATED 235	SAMA NATIVE 149	SCIC SOIL CLASSES J / K
2025 LAND ASSESSMENT \$505,200	2025 PROPERTY TAXES \$1,978.02	SAMA FINAL RATING 41.83	ANNUAL CROWN LEASE FEE \$1,374.30 Including GST

ASKING PRICE \$550,000	DEEDED ISC ACRES 243.30	POTENTIAL CROWN LEASE ACRES 160.22
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*Combined figures include deeded and Crown lease land. Crown land is not for sale;
assignment to a qualified buyer is subject to Ministry of Agriculture approval.*

Mixed-Use Opportunity Near Crane Valley, SK

An opportunity to acquire 243.30 acres of deeded land, with the potential to secure an additional 160.22 acres of Crown grazing lease land. Tame hay, native grazing, access to Lake of the Rivers and a spring-and runoff-fed dugout offer a practical combination for a cattle or mixed grain and cattle operation.

Buyers should complete their own due diligence.



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LISTING HIGHLIGHTS

Opportunity knocks near Crane Valley in the R.M. of Terrell #101: deeded mixed-use land with the potential to add Crown grazing lease land, subject to Ministry of Agriculture approval.

Land Breakdown

The 243.30 deeded acres have J and K SCIC soil class ratings. SAMA field sheets report 145 cultivated acres, 84 native acres and 15 waste acres on the deeded land.

Current Use & Fencing

The deeded land is seeded to tame hay, with potential to return cultivated land to crop production or retain hay and grazing use. The property features perimeter three-strand barbed wire fencing.

Water Supplies

Water access includes Lake of the Rivers and one dugout fed by a combination of a spring and runoff.

SAMA Acre Mix



■ Cultivated: 235 ac | 58.9%
■ Native: 149 ac | 37.3%
■ Waste: 15 ac | 3.8%

Deeded and Crown lease land combined.

Assignable Crown Lease Land

The 160.22 acres of Crown grazing lease land are not for sale, but may be assignable to a qualified buyer with Ministry of Agriculture approval. The buyer must investigate eligibility; neither the seller nor the seller's agents imply or guarantee approval. The supplied annual Ministry lease fee is \$1,374.30, including GST.

Metric	Result	Interpretation
SAMA Cultivated Share	58.9%	235 of 399 SAMA-classified acres.
SAMA Native Share	37.3%	149 acres across deeded and Crown lease land.
Soil Profile	Ardill / Clay Loam	Brown soil; J and K SCIC classes.

The Opportunity

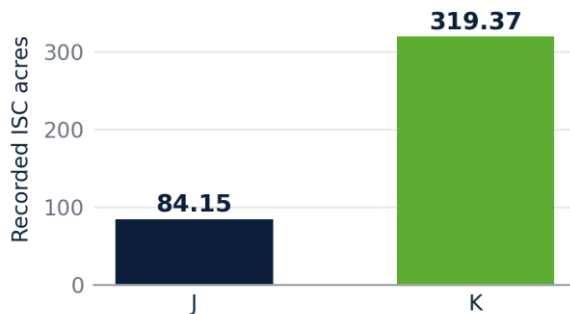
Water supplies, responsibly grazed and, and the potential to add Crown grazing acres create an opportunity to expand a cattle or mixed farming operation.



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ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



Soil Class & Tenure

Class J | 84.15 acres

20.9% of combined ISC reference acres; all deeded.

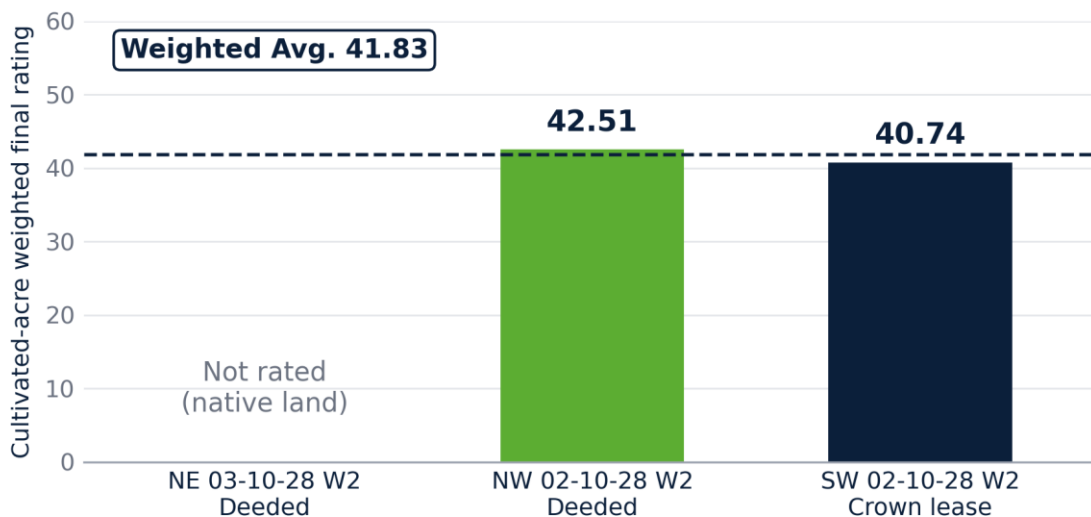
Class K | 319.37 acres

79.1% of combined ISC reference acres: 159.15 deeded acres plus 160.22 Crown lease acres.

Crown lease acreage is shown for reference and is not deeded acreage being sold.

Recorded ISC acreage by SCIC soil class, including native and waste areas within each land entry.

SAMA Final Rating by Land Entry



*Weighted average = (145 acres × 42.51 + 90 acres × 40.74) ÷ 235 acres = 41.83.
Native and waste acres are excluded, not assigned a zero rating.*



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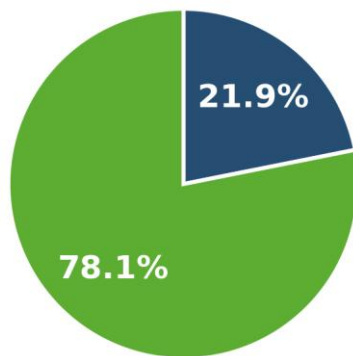
QUARTER DETAILS

Legal Land Description	Tenure	SCIC	ISC Acres	Cult. Acres	Native Acres	2025 Assess.	Final Rating	Topo.	Stone
NE 03-10-28 W2	Deeded	J	84.15	0	84	\$76,400	—	T2	—
NW 02-10-28 W2	Deeded	K	159.15	145	0	\$231,900	42.51	T3	S3
DEEDED TOTAL		J/K	243.30	145	84	\$308,300	42.51	T2/T3	S3
SW 02-10-28 W2	Crown lease	K	160.22	90	65	\$196,900	40.74	T3	S3
COMBINED		J/K	403.52	235	149	\$505,200	41.83	T2/T3	S3

The deeded NE entry comprises extensions 15, 16, 17, 18 and 19. Crown land is included for reference only and is not for sale. Final ratings and S3 stone codes apply to the cultivated components.

A further 15 SAMA waste acres are recorded on deeded NW 02-10-28 W2. Combined SAMA-classified acreage is 399 acres; recorded ISC acreage is 403.52. The difference is not assigned to a land-use category.

Topography Distribution



■ T2: 84 ac ■ T3: 300 ac

384 acres with supplied codes

Includes cultivated and native components with supplied codes. Excludes 15 unrated waste acres.

Stoniness Distribution



■ S3: 235 cultivated ac

Cultivated acres with a supplied rating

Cultivated acres only. Native and waste acres have no supplied stone rating.



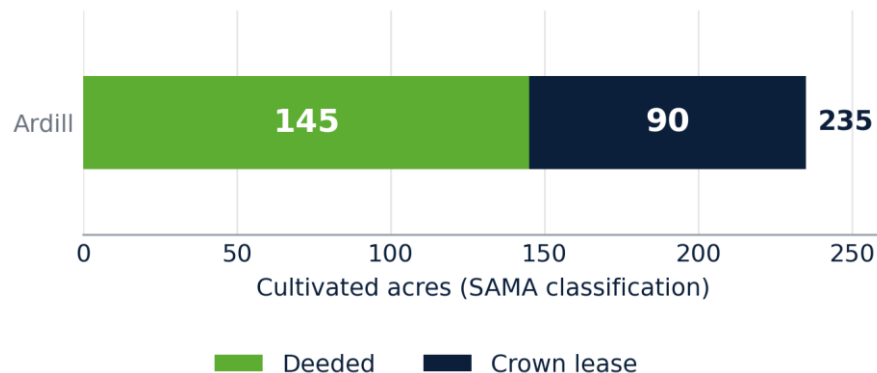
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SAMA RATING GUIDE

SAMA figures summarize the supplied assessment schedules. The final rating is an assessment index, not a yield forecast. The descriptions below follow the supplied workbook's Rating Guide.

Rating	Description	Property Result
Soil Final Rating	A cultivated-land rating adjusted for economic factors such as topography and stones. Native and waste acres are excluded from the weighted average.	41.83 weighted average
T2 Topography	Gentle slopes; 3–5% average slope category.	84 native acres
T3 Topography	Moderate slopes; 6–9% average slope category.	235 cultivated acres + 65 native acres
S3 Stones	Moderate stoniness; identified as ST3 in the SAMA manual cited in the supplied workbook.	235 cultivated acres
SAMA Acre Mix	Cultivated / Native / Waste acres from the supplied schedules; total 399 SAMA-classified acres.	235 / 149 / 15 acres

SAMA Soil Association Mix



SOIL PROFILE: Ardill association | Clay Loam texture | Brown soil

SAMA cultivated classifications are assessment categories. The 90 Crown lease acres classified as cultivated are shown as assessment data only, not as a representation of cropping rights under the grazing lease.

The guide cites the SAMA Saskatchewan Assessment Manual, 2023 Base Year, Chapter 2, including section 2.1.9. These summaries are not a new assessment or a site inspection.



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Crown Lease Assignment

The Crown grazing lease land is not for sale. Assignment may be available to a qualified buyer only with Ministry of Agriculture approval. Buyers must complete their own due diligence regarding eligibility and lease terms. Neither the seller nor the seller's agents imply or guarantee approval. The stated annual lease fee of \$1,374.30, including GST, is supplied listing information.

Contact the listing agents for more information.

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Farmland Property For Sale

RM of Terrell #101

Crane Valley, SK Area

Legal Land Description						RM			ISC		SCIC	SAMA			
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	Property Tax	MapID#	SPN	Titled Acres	Soil Class	2025 Assessed Value	Cult Acres	Native Acres	Waste Acres
NE	3	10	28	2	15 16 17 18 19	101	\$251.67	1	105170969 105170981 105171005 105171027 105171049	84.15	J	\$76,400.00	0	84	0
NW	2	10	28	2	0	101	\$933.63	2	104011119	159.15	K	\$231,900.00	145	0	15
Totals						\$1,185.30			243.3			\$308,300.00	145	84	15

Legal Land Description						RM			ISC		SCIC	SAMA			
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	Property Tax	MapID#	SPN	Titled Acres	Soil Class	2025 Assessed Value	Cult Acres	Native Acres	Waste Acres
SW	2	10	28	2	0	101	\$792.72	3	104011108	160.22	K	\$196,900.00	90	65	0
Totals						\$792.72			160.22			\$196,900.00	90	65	0

Totals						\$1,978.02			403.52			\$505,200.00	235	149	15
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2 Deeded & 1 Leased
RM of Terrell #101

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