



SHEPPARD  
REALTY

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## **FARMLAND FOR SALE:**

ISC Acres: 1,118.78

RM: Mountain View #318

Asking Price: \$2,346,000.00

SAMA Cultivated Acres: 790

SAMA Native Grass Acres: 257

2017 SAMA Assessed Value: \$1,165,900.00

2020 Property Taxes: \$3,618.56

### **Remarks:**

7 Quarter sections all in a block consisting of primarily grain producing farmland (SAMA Field Sheets show 790 acres, seller states 765 cultivated acres) with approximately 257 pasture acres located in the Ruthilda, SK area. The SAMA final rating weighted average for the grain land is 61.2. This land is leased out for the 2021, 2022 and 2023 crops seasons. This parcel could make a great investment with a tenant already in place or provide the opportunity for a local operator to secure additional acres.

Contact listing agent for more details.

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**Farmland Property For Sale**  
**RM of Mountain View #318**  
**Ruthilda, SK Area**

MLS # SK837300

Legal Land Description						RM			ISC		SCIC	SAMA			
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	Property Tax	MapID#	SPN	Titled Acres	Soil Class	2017 Assessed Value	Cult Acres	Native Acres	Waste Acres
SW	24	33	18	3	0	318	\$455.09	1	117573240	159.48	K	\$143,900.00	110	50	0
SE	24	33	18	3	0	318	\$308.69	2	117573239	159.75	K	\$119,300.00	45	115	0
NE	14	33	18	3	0	318	\$655.58	3	117572733	159.87	H	\$207,300.00	150	0	10
NW	13	33	18	3	0	318	\$459.83	4	117572687	159.9	J	\$145,400.00	100	40	20
NE	13	33	18	3	0	318	\$355.14	5	117572698	159.88	L	\$112,300.00	88	52	20
SE	14	33	18	3	0	318	\$742.24	6	117572700	159.98	F	\$234,700.00	152	0	8
SW	13	33	18	3	0	318	\$641.99	7	117572676	159.92	G	\$203,000.00	145	0	15
<b>Totals</b>							<b>\$3,618.56</b>			<b>1118.78</b>		<b>\$1,165,900.00</b>	<b>790</b>	<b>257</b>	<b>73</b>



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