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259.32 ACRES

Mixed Use Land

Willow Bunch, SK Area
RM of Willow Bunch #42





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MIXED USE FARMLAND
FOR SALE

Willow Bunch, SK Area | R.M. of Willow Bunch #42

259 ACRES

ISC TITLED ACRES	SAMA CULTIVATED	SCIC SOIL CLASSES	SAMA NATIVE GRASS
259.32	108 acres	J / Not Rated	141 acres
2025 SAMA ASSESSMENT	**2026 PROPERTY TAXES**	**SELLER'S STATED CULTIVATED ACRES**	**SAMA WASTE**
$192,700	$613.08	Approx. 90	10 acres

ASKING PRICE	PER ISC TITLED ACRE	POSSESSION
$350,000.00	$1,349.68	Immediate

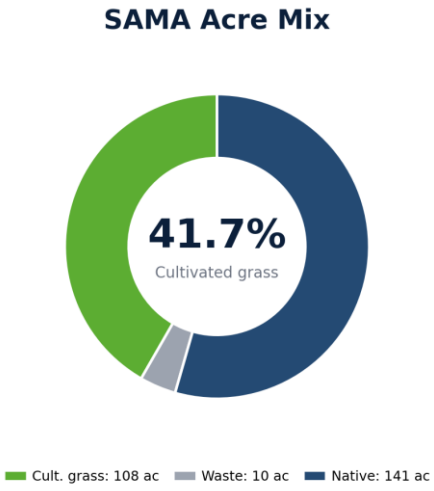
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LISTING HIGHLIGHTS

These two parcels near Willow Bunch, Saskatchewan, combine land currently in grain production with native grass and watering sources for livestock.

Land use, water and fencing

- SAMA records 108 acres of cultivated grass, 141 acres of native grass and 10 acres of waste. The seller estimates that approximately 90 acres are currently cultivated.
- A dugout and a spring serve as livestock watering sources. The seller also reports a well in the yard and makes no representation about the reliability of any water source.
- The north, west and south sides are fenced. The seller describes the west fence as being in great condition. The north and south fences require work.
- Hillwash (Brown), Ardill and Sceptre soils range from clay loam to clay. The two parcels carry SCIC classifications of J and Not Rated.



Land occupancy

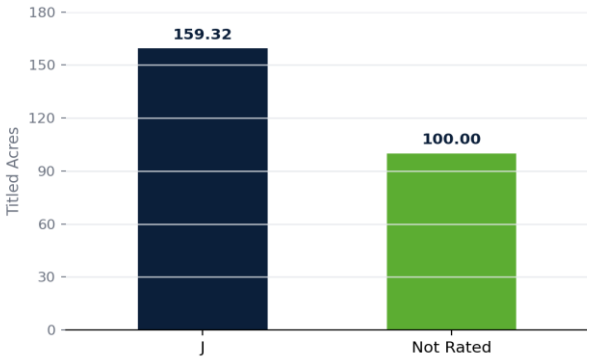
The land is available for immediate possession.

Metric	Result	Property detail
Cultivated grass	108 acres	SAMA's assessed land-use category.
Grain production	Approx. 90 acres	Seller's estimate of the land currently grain farmed.
Native grass	141 acres	Present on both parcels, with 51 acres on SE 27 and 90 on SW 26.

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ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



Titled-acre breakdown by SCIC soil class.

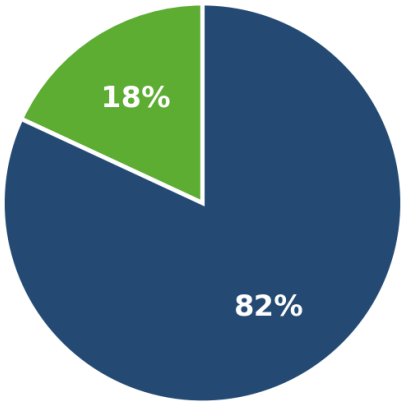
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PARCEL DETAILS

Legal land description	SCIC	ISC acres	Cult. grass (ac.)	Native grass (ac.)	Waste (ac.)	2025 assessed value	2026 taxes
SE 27-05-26 W2 Ext. 0	J	159.32	108	51	0	$126,600	$402.78
SW 26-05-26 W2 Ext. 2	Not Rated	100.00	0	90	10	$66,100	$210.30
TOTAL		259.32	108	141	10	$192,700	$613.08

ISC parcel numbers are 102829967 (SE 27) and 104363917 (SW 26). Mineral ownership is recorded as Crown for both parcels.

Topography Distribution



Terrain ratings cover 249 SAMA grass acres. The 10 waste acres have no recorded terrain code.

Stoniness Ratings

S1
None to few stones

S2
Slight stoniness

Reported for cultivated land

The listing reports both ratings on cultivated land. Acreage by stone rating is unavailable.

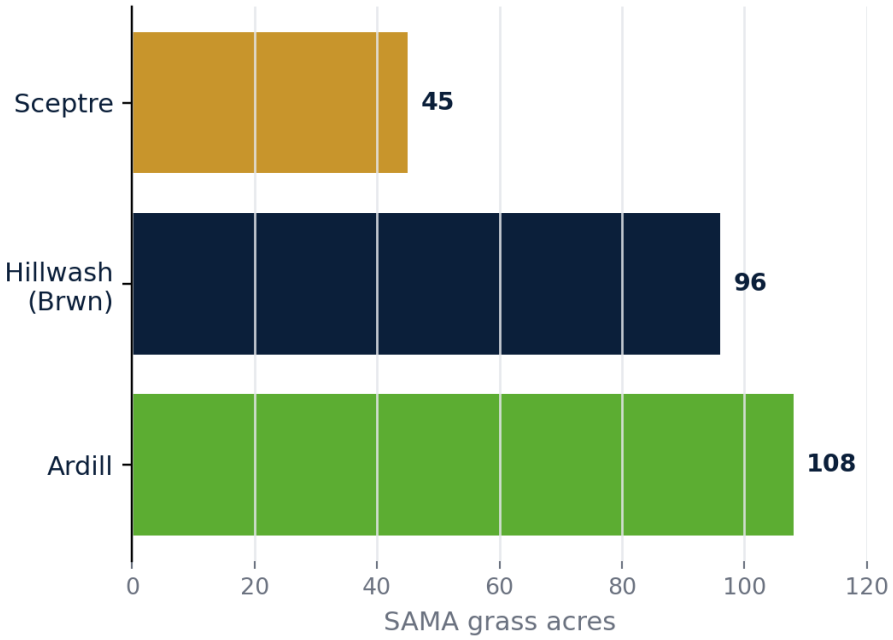
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SAMA RATING GUIDE

SAMA's terrain codes describe the slope of each rated area. The listing remarks identify S1 and S2 stoniness on the cultivated land. The parcel data provide no acreage split between the two stone ratings.

Rating	Description	Willow Bunch result
T3 topography	Moderate slopes, 6–9%.	45 acres on SW 26
T5 topography	Very strong slopes, 16–20%.	204 acres across both parcels
S1 stoniness	None to few stones.	Reported on cultivated land
S2 stoniness	Slight stoniness.	Reported on cultivated land
Soil final rating	A numeric measure of relative soil productivity.	No rating supplied
SAMA acre mix	Assessed land use on both parcels, including the 10 waste acres.	259 SAMA acres

SAMA Soil Association Mix



Soil associations cover the 249 acres with SAMA soil components. The 10 waste acres are outside this breakdown.

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Contact the listing agents for additional information or to submit an offer.

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Farmland Property For Sale

RM of Willow Bunch #42

Willow Bunch, 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	Cult Grass Acres	Native Acres	Waste Acres
SE	27	5	26	W2	0	42	$402.78	1	102829967	159.32	J	$126,600.00	0	108	51	0
SW	26	5	26	W2	2	42	$210.30	2	104363917	100	NR	$66,100.00	0	0	90	10
Totals							$613.08			259.32		$192,700.00	0	108	141	10

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