



**SHEPPARD
REALTY**

FOR SALE BY TENDER

319.84 ACRES

S ½ 36-13-16 W2

SEDLEY, SK AREA

RM OF LAJORD #128



JUSTIN SHEPPARD
REALTOR®

CELL: 306-530-4588
JUSTIN@SHEPPARDREALTY.CA



DEVAN SHEPPARD
ASSOCIATE BROKER/REALTOR®

CELL: 306-530-4577
DEVAN@SHEPPARDREALTY.CA

WWW.SHEPPARDREALTY.CA
SHEPPARD REALTY - REGINA, SK
OFFICE: 306-352-1866



SHEPPARD
REALTY

FARMLAND FOR SALE BY TENDER

319.84 ACRES

Sedley, SK Area

R.M. of Lajord #128

Offer Submission Deadline

12:00PM Wednesday October 21, 2026

Legal Land Descriptions: SW 36-13-16 W2 & SE 36-13-16 W2

SAMA Cultivated Acres: 313.84

Soil Final Rating Weighted Acreage: 65.23

2025 SAMA Assessed Value: \$769,900

Sask Crop Insurance Soil Classification: E



SHEPPARD
REALTY

Quality Farmland Near Sedley, SK

Opportunity to acquire the S ½ 36-13-16 W2, consisting of 319.84 acres of high-quality farmland located near Sedley, SK, in the RM of Lajord #128.

SAMA identifies 314 cultivated acres with a weighted average final soil rating of 65.23. The land is comprised of Sutherland Clay soil with an “E” soil classification by Saskatchewan Crop Insurance and is situated in Saskatchewan’s productive Dark Brown soil zone.

There are 4 x flat bottom 3,300 BU bins on cement floor that are included.

Occupancy Status

The land is leased until December 31, 2026, making it available for the 2027 crop season.

Additional Land for Sale Nearby

There are 305.09 acres of land for sale nearby (Pt NW 9-14-15 W2 & Pt SW 9-14-15 W2, MLS #SK____), with the same tender deadline, if you are looking for additional land in the area.



SHEPPARD
REALTY

Asking Price \$1,820,000.00

Asking Price Breakdown

\$5,690.35 / Titled Acre

\$5,799.13 / SAMA Cultivated Acre

2.36 x 2025 SAMA Assessed Value

Offer Tendering Process

Offers to purchase to be submitted/tendered to Sheppard Realty Corp. in writing by **12:00PM on Wednesday October 21, 2026**. All offers to purchase will be presented at the same time to the Seller for their consideration after 12:00PM on Wednesday October 21, 2026.

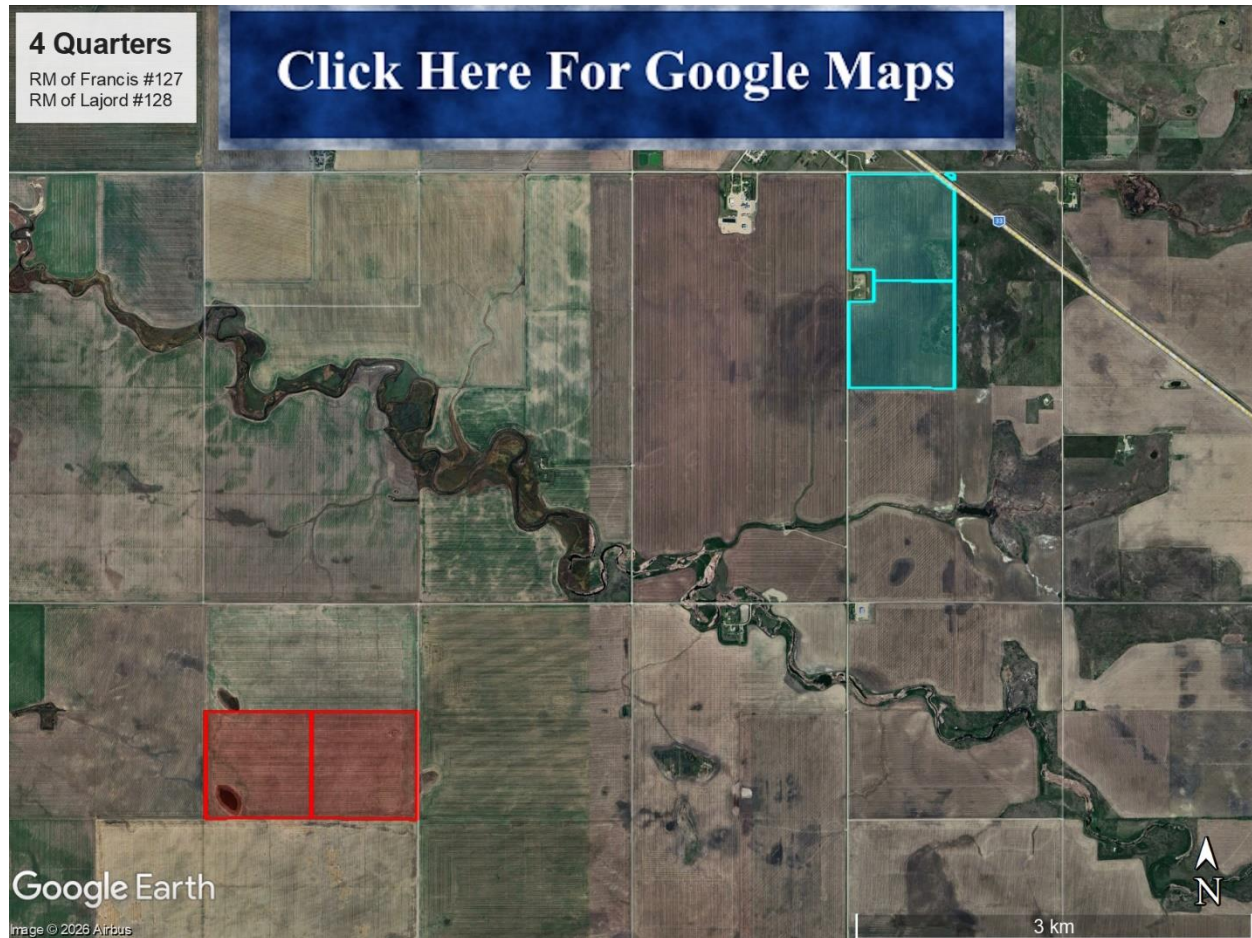
This parcel could sell for above, at or below the asking price.

Highest or any offer not necessarily accepted.

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



SHEPPARD
REALTY





SHEPPARD
REALTY

Farmland Property For Sale

RM of Lajord #128

Sedley, 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
SW	36	13	16	W2	0	128	\$1,139.43	1	107590822	159.98	E	\$365,700.00	153.98	0	6
SE	36	13	16	W2	0	128	\$1,240.86	2	107581776	159.86	E	\$404,200.00	159.86	0	0
Totals							\$2,380.29			319.84		\$769,900.00	313.84	0	6



SHEPPARD
REALTY

Devan Sheppard
Associate Broker/ REALTOR®
SHEPPARD REALTY
Cell: 306-530-4577
devan@sheppardrealty.ca

Justin Sheppard
REALTOR®
SHEPPARD REALTY
Cell: 306-530-4588
justin@sheppardrealty.ca