



SHEPPARD
REALTY

FARMLAND FOR SALE

Gravelbourg, SK Area

5 Quarters of Prime Grainland with Yard Site

ISC Acres: 788.79

RM: Gravelbourg #104

SAMA Cultivated Acres: 777

SCIC Soil Classes: D

2025 SAMA Assessed Value: \$1,622,200.00

2021 SAMA Assessed Value: \$1,202,200.00

2024 Property Taxes: \$8,781.63

Exceptional Farmland Opportunity in RM of Gravelbourg #104

Incredible opportunity to acquire five quarters of prime crop production land and an impressive yard site in the RM of Gravelbourg #104, known for its rich farming heritage and exceptional productivity. Located near the thriving community of Gravelbourg, SK, this farmland offers a highly productive soil class, rated D by SCIC.



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High-Quality Land with Great Access

This property features open fields that are a pleasure to farm. SAMA field sheets report approximately 777 cultivated acres, accounting for 98.51% of the total titled acres (Buyers are encouraged to do their own due diligence regarding the number of acres suitable for crop production). The property features great access via gravelled primary grid roads and other good quality grid roads.

Well-Equipped Yard Site

The property includes a thoughtfully arranged yard site with:

- Approximately 250,000 bushels of grain storage
 - A 34' x 60' heated shop
 - A 60' x 120' curved steel Quonset
- Natural gas and underground power

Strategic Location Near Key Agricultural Hubs

Situated near major grain delivery points in Assiniboia, Congress, and Moose Jaw, this land is also close to three farm implement dealerships in Assiniboia, enhancing logistical convenience for operators and investors.



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Optional House and Garage Site

There's an additional yard site with a house and garage located at SE 13-11-05 W3, which is available for purchase separately if a home base is desired.

Current Management Agreement in Place

Joint Management Land Agreement, set to expire at the end of 2026, is currently in place. This agreement will be transferred to the successful buyer at closing. The Seller will consider managing the agreement on behalf of the Buyer to expiration.

Ideal for Expansion or Investment

This land is an excellent addition to an existing farm base or a great opportunity for investors or large-scale farmers looking to enter the area.

Additional Land for Sale Nearby

If you are looking for more land, there are an additional 7 quarters of prime farmland for sale nearby. This additional land is listed for sale in three separate blocks.



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TOTAL ASKING PRICE:

\$4,440,000

LAND ASKING PRICE:

\$3,740,000

3.11 X Assessment

\$748,000 / Quarter

\$4,741 / ISC Titled Acre

\$4,813 / SAMA Cultivated Acre

YARD SITE ASKING PRICE:

\$700,000.00



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Contact listing agent for more information.

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Farmland Property For Sale

RM of Gravelbourg #104

Gravelbourg, 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	13	11	5	3	0	104	\$1,467.71	1	103879840	160.15	D	\$365,600.00	160	0	0
SE	13	11	5	3	1	104	\$1,348.35	2	204018735	151.01	D	\$380,600.00	151	0	0
NW	12	11	5	3	2	104	\$2,335.68	3	105114215	159.77	D	\$219,500.00	155	0	5
NE	12	11	5	3	1	104	\$1,308.72	4	164459436	157.78	D	\$363,300.00	159	0	0
SW	12	11	5	3	0	104	\$2,321.17	5	103879817	160.08	D	\$293,200.00	152	0	8
Totals						\$8,781.63			788.79			\$1,622,200.00	777	0	13



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