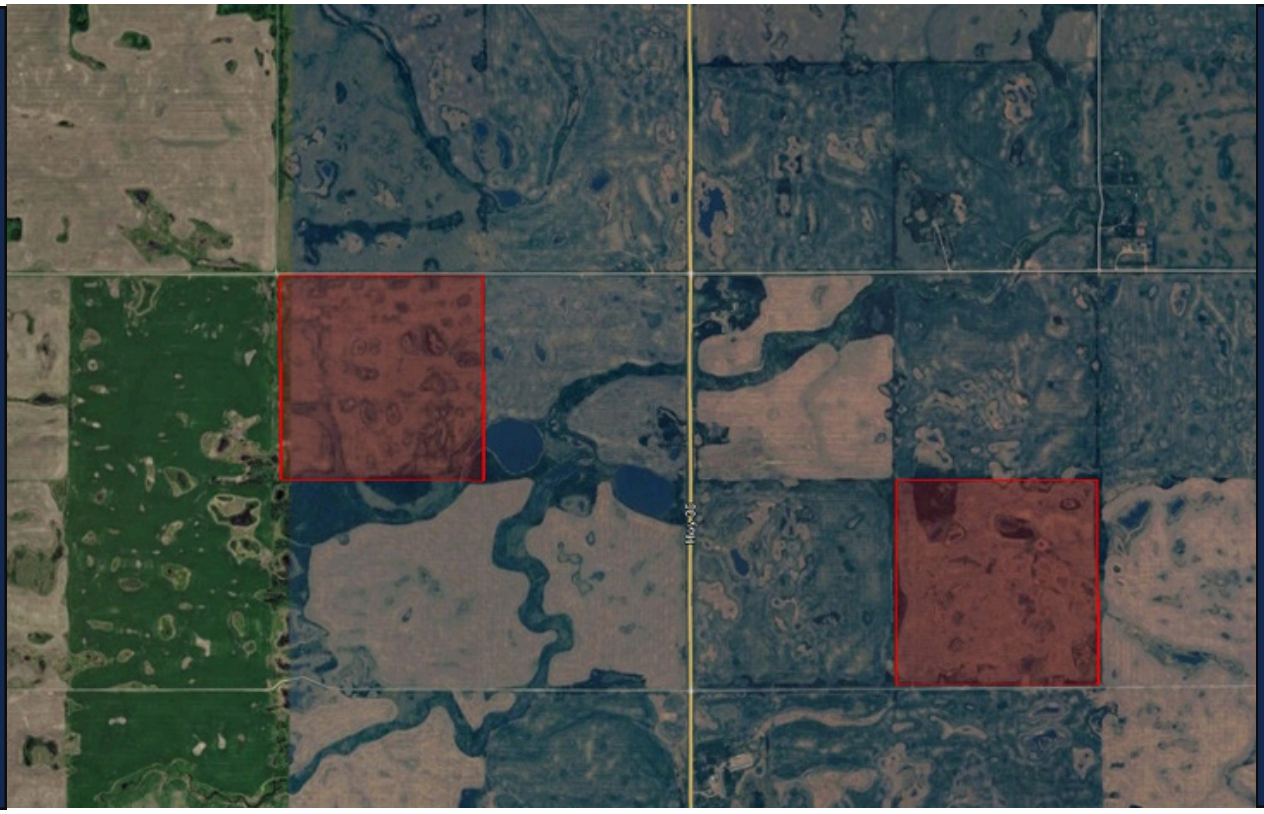
SHEPPARD REALTY

FOR SALE BY TENDER

2 QUARTER SECTIONS
BANKEND, SK AREA

OFFER SUBMISSION DEADLINE
12:00PM TUESDAY DECEMBER 15, 2026





JUSTIN SHEPPARD

REALTOR®

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SHEPPARD
REALTY

PRODUCTIVE FARMLAND
FOR SALE BY TENDER

2 Quarters | Bankend, SK Area | R.M. of Emerald #277

OFFER SUBMISSION DEADLINE • 12:00 PM (noon), Tuesday, December 15, 2026

ISC TITLED ACRES	SAMA CULTIVATED ACRES	SCIC SOIL CLASS	SAMA FINAL RATING WEIGHTED AVERAGE
319.48	249	G	59.20
2025 SAMA ASSESSMENT	**2026 PROPERTY TAXES**	**ASKING PRICE**	**ASSESSMENT MULTIPLE**
$582,900	$2,859.71	$1,100,000	1.89×

ASKING PRICE	$/ISC TITLED ACRE	$/SAMA CULT. ACRE
$1,100,000	$3,443.10	$4,417.67

The land is vacant and available to farm in the 2027 cropping season.

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LISTING HIGHLIGHTS

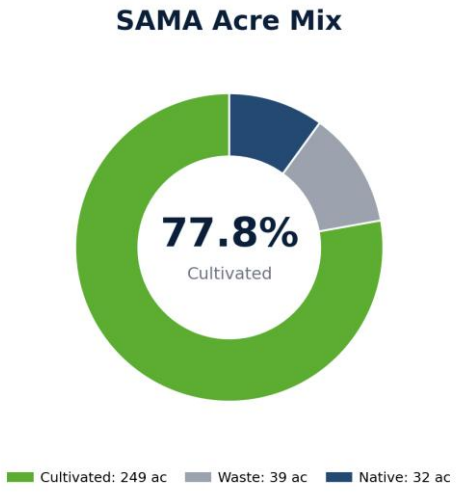
Two quarter sections of productive farmland are offered by tender near Bankend, SK. Located in the Black soil zone of the R.M. of Emerald #277.

Productive Land Quality

- SAMA field sheets report 249 cultivated acres across the two quarters.
- The cultivated-acre SAMA final rating weighted average is 59.20.
- Oxbow Loam accounts for 241 cultivated acres, with Oxbow Fine Sandy loam on the remaining 8.
- Terrain ranges from level or nearly level to moderate slopes (T1–T3). All cultivated acres have slight stoniness (S2).

Land Occupancy

The land is vacant and available to farm in the 2027 cropping season.



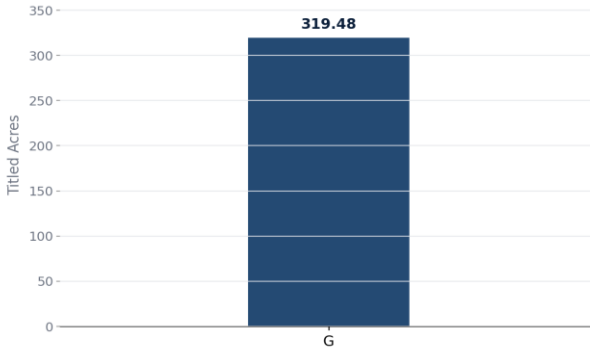
Metric	Result	Interpretation
Cultivated share	77.8%	249 of 320 SAMA land-use acres.
Waste acres	39	17 acres on NW 13 and 22 acres on SE 18.
SCIC soil class	G	Both quarters carry the same crop insurance soil class.

SAMA land-use categories total 320 acres. ISC records 319.48 titled acres. The 32 acres grouped as native comprise 15 acres of aspen forest and 17 acres of cultivated grass or improved pasture on SE 18.

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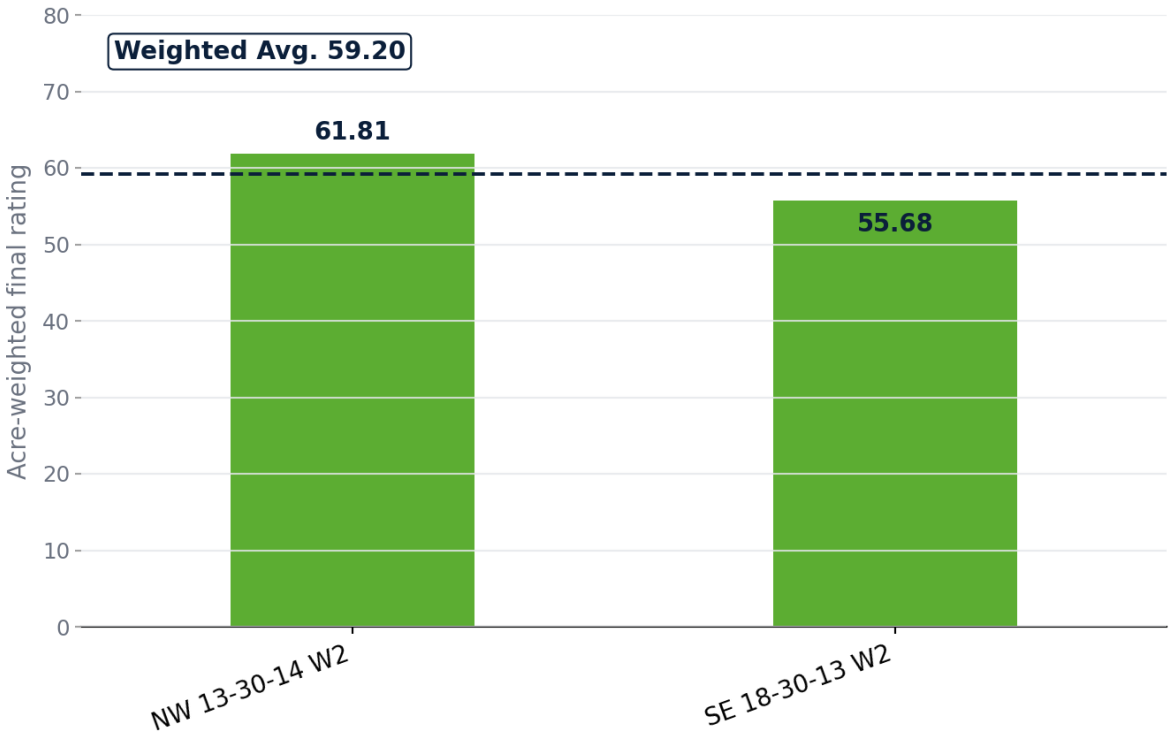
ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



Both quarters are SCIC Class G, accounting for all 319.48 titled acres.

SAMA Final Rating by Quarter



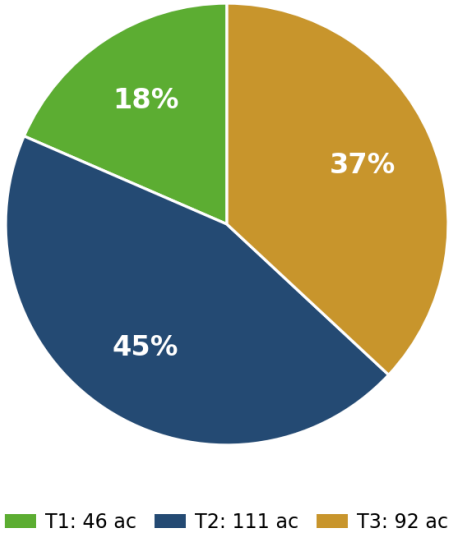
The 59.20 weighted average uses the cultivated acres in each of the six rated SAMA soil areas.

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QUARTER DETAILS

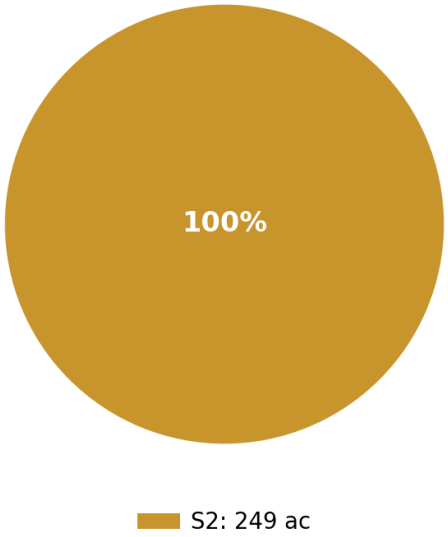
LLD	SCIC	ISC Ac.	Cult. Ac.	2025 Assess.	Rating	Topo.	Stone
NW 13-30-14 W2	G	159.92	143	$332,500	61.81	T1/T2	S2
SE 18-30-13 W2	G	159.56	106	$250,400	55.68	T1/T3	S2
TOTAL / AVG	G	319.48	249	$582,900	59.20	T1/T2/T3	S2

Topography Distribution



T1, T2 and T3 terrain across 249 cultivated acres.

Stoniness Distribution



S2 slight stoniness across 249 cultivated acres.

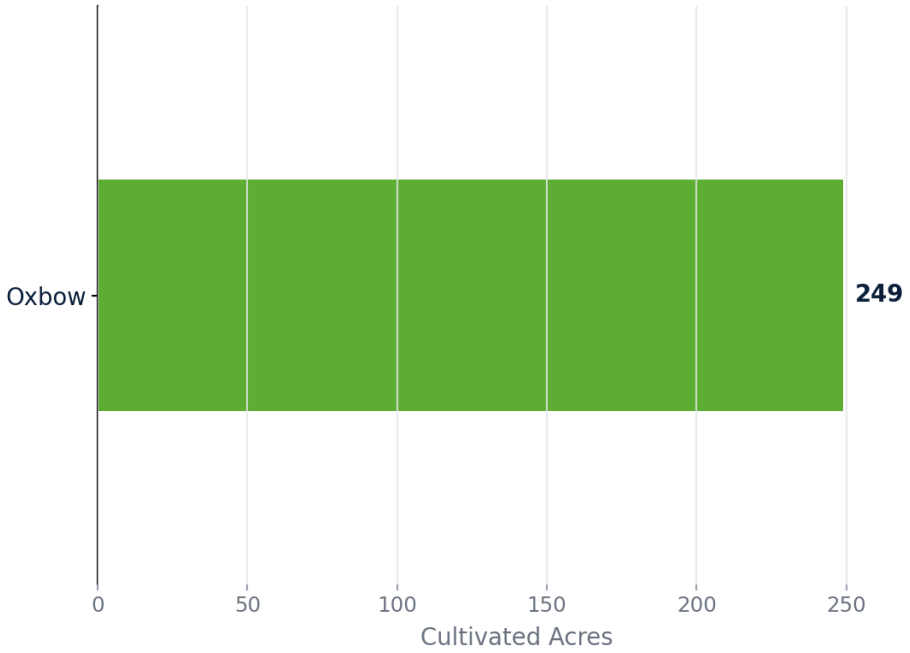
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SAMA RATING GUIDE

SAMA's final rating measures relative soil productivity after adjustments for factors such as slope and stones. The acres below refer to the cultivated land unless a row identifies another land use.

Rating	Description	Bankend result
Soil final rating	Final ratings weighted by the cultivated acres in each soil area.	59.20 weighted average
T1 topography	Level to nearly level, with 0–2.5% average slope.	46 cultivated ac.
T2 topography	Gentle slopes averaging 3–5%.	111 cultivated ac.
T3 topography	Moderate slopes averaging 6–9%.	92 cultivated ac.
S2 stones	Slight stoniness (ST2 in the SAMA manual).	249 cultivated ac.
Acre mix	Cultivated / waste / native, as grouped in the SAMA sheets.	249 / 39 / 32 ac.

SAMA Soil Association Mix



Source for terrain and stone ratings: Saskatchewan Assessment Manual, Chapter 2, section 2.1.9.

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OFFER TENDERING PROCESS

Offer submission deadline
12:00 PM (noon), Tuesday, December 15, 2026

Submit offers to purchase in writing to the Seller's Brokerage, Sheppard Realty Corp., by 12:00 PM on Tuesday, December 15, 2026.

The brokerage will present all offers to the Seller at the same time for consideration after 12:00 PM on Tuesday, December 15, 2026.

Offers may be submitted on all or part of the property. Highest or any offer not necessarily accepted.

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

Justin Sheppard REALTOR® **SHEPPARD REALTY** Cell: 306-530-4588 justin@sheppardrealty.ca	**Devan Sheppard** Associate Broker / REALTOR® **SHEPPARD REALTY** Cell: 306-530-4577 devan@sheppardrealty.ca

SHEPPARD REALTY

Farmland Property For Sale

RM of Emerald #277

Bankend, 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
NW	13	30	14	W2	0	277	$1,631.25	1	112919586	159.92	G	$332,500.00	143	0	17
SE	18	30	13	W2	0	277	$1,228.46	2	113683473	159.56	G	$250,400.00	106	32	22
Totals							$2,859.71			319.48		$582,900.00	249	32	39

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