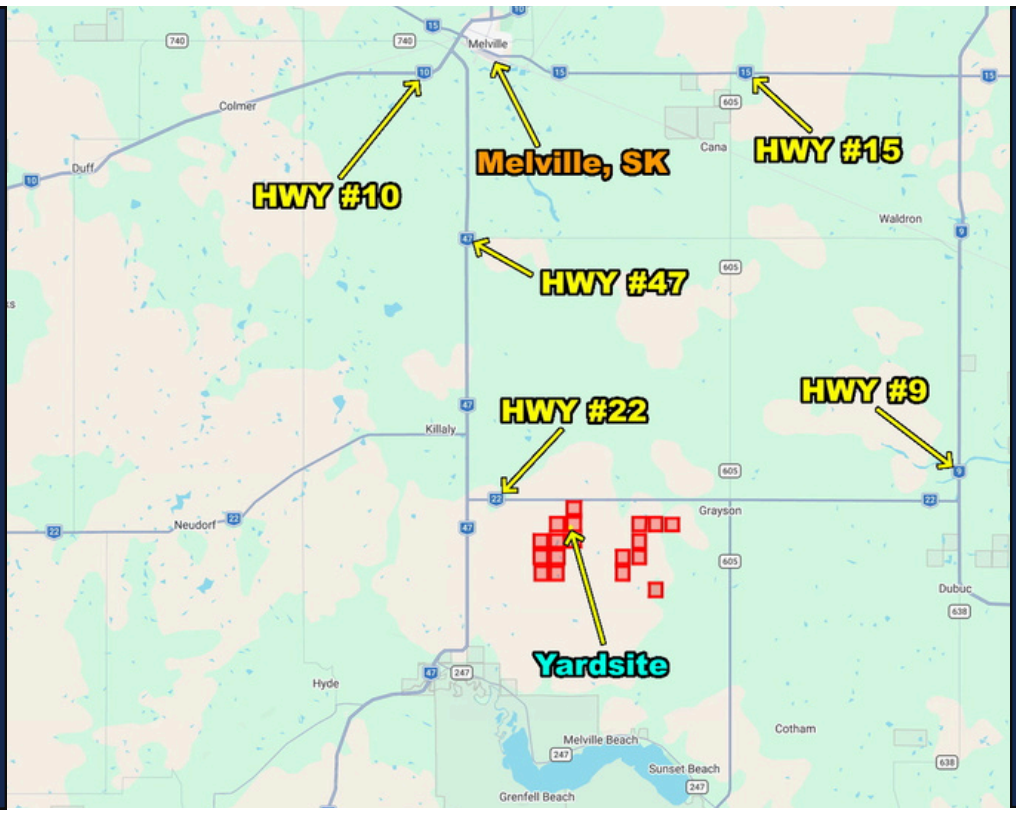
SHEPPARD REALTY

Productive Land For Sale By Tender

2,862 ACRES

Grayson, SK AREA





Harry Sheppard

Broker / Owner / Realtor®

CELL: 306-530-8035

harry@sheppardrealty.ca



Justin Sheppard

Realtor®

CELL: 306-530-4588

justin@sheppardrealty.ca

www.sheppardrealty.ca

Sheppard Realty Corp. - Regina, SK

Office: 306-352-1866

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PRODUCTIVE FARMLAND FOR SALE BY TENDER

18 Quarters | Grayson, SK Area | R.M. of Grayson #184

OFFER DEADLINE 12:00 noon, Tuesday, December 1, 2026

ISC TITLED ACRES*	SAMA CULTIVATED ACRES*	SCIC SOIL CLASSES	SAMA FINAL RATING
2,862.94	2,474	G / H	56.17
2025 SAMA ASSESSMENT*	**2026 PROPERTY TAXES***	**TOTAL ASKING PRICE**	**ASKING PRICE ASSESSMENT MULTIPLE**
$5,214,900	$20,278.14	$11,550,000	2.21×

TOTAL ASKING PRICE	$/ISC TITLED ACRE	$/SAMA CULT. ACRE
$11,550,000	$4,034.31	$4,668.55

** ISC titled acres, SAMA cultivated acres, 2025 assessed value and 2026 property taxes are estimates pending subdivision of the approximately 18-acre yard site from SW 14-20-06 W2.*

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LISTING HIGHLIGHTS

Eighteen quarters of crop production land near Grayson, SK, in well-configured blocks that can be farmed efficiently. The property would be a great fit for local producer(s) expanding existing farm operations, a producer relocating to the area, or a farmland investor.

Productive Land with Great Access

- SAMA reports 2,474 cultivated acres and a weighted average soil final rating of 56.17.
- Oxbow loam accounts for 2,435 rated acres. The remaining 39 acres are Swift Creek Complex.
- Some of the land has paved frontage along Highway 22 & graveled primary grid roads serve most of the land.
- Grain delivery points and farm implement dealerships are nearby in Yorkton, Melville & Waldron.

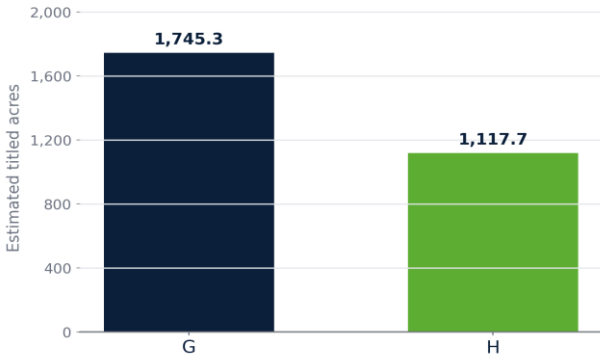
Yard Site Subdivision

The seller is subdividing an approximately 18-acre yard site from SW 14-20-06 W2 at the seller's expense. The yard site is offered separately under MLS® SK052951.This yard site could be sold with the land.

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ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



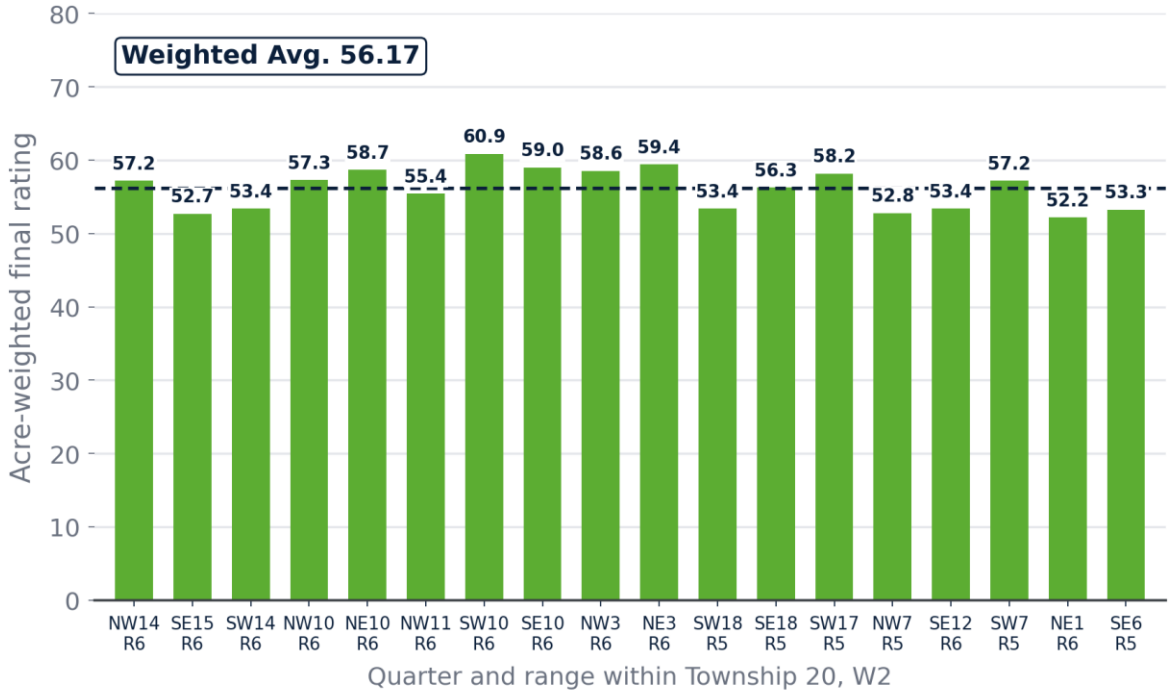
SCIC Soil Classes

Class G • 11 quarters | 1,745.28 acres

Class H • 7 quarters | 1,117.66 acres

Estimated titled acres by SCIC soil class.

SAMA Final Rating by Quarter



Quarter ratings are weighted by rated acres. The dashed line marks the 56.17 weighted average across all 2,474 rated acres. All quarters are in Township 20, west of the 2nd meridian.

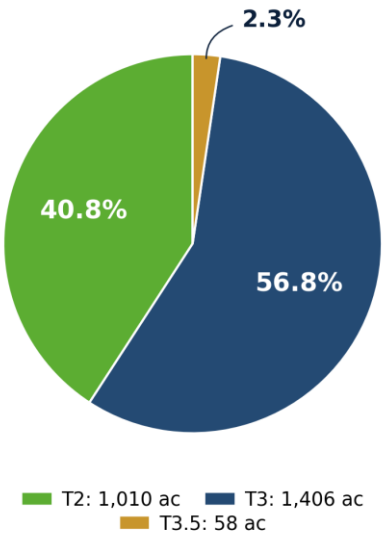
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QUARTER DETAILS

Legal description	SCIC	ISC ac.*	Cult. ac.*	2025 assess.*	Rating	Topo.	Stones
NW 14-20-06 W2	G	160.31	140	$301,300	57.21	T2/T3/T3.5	S3/S3.5
SE 15-20-06 W2	G	160.31	134	$265,800	52.70	T3/T3.5	S3
SW 14-20-06 W2†	G	143.85	130	$255,200	53.38	T3	S3
NW 10-20-06 W2	H	159.71	145	$312,500	57.28	T2/T3	S3
NE 10-20-06 W2	G	160.12	140	$309,100	58.68	T2/T3	S3
NW 11-20-06 W2	H	158.44	125	$260,900	55.44	T2/T3	S3
SW 10-20-06 W2	G	159.60	155	$354,800	60.88	T2/T3	S3
SE 10-20-06 W2	G	160.01	140	$310,900	59.02	T2/T3	S3
NW 03-20-06 W2	G	160.61	143	$315,000	58.55	T2/T3	S3
NE 03-20-06 W2	G	160.43	145	$324,000	59.41	T2/T3	S3
SW 18-20-05 W2	G	159.68	132	$265,200	53.38	T3	S3
SE 18-20-05 W2	H	159.53	135	$285,900	56.28	T2/T3	S3
SW 17-20-05 W2	H	160.15	145	$309,300	58.15	T2/T3	S3
NW 07-20-05 W2	G	159.39	140	$278,000	52.77	T2/T3	S3
SE 12-20-06 W2	H	160.14	130	$261,200	53.38	T3	S3
SW 07-20-05 W2	H	159.63	130	$279,800	57.17	T2/T3	S3
NE 01-20-06 W2	H	160.06	130	$255,400	52.19	T3/T3.5	S3
SE 06-20-05 W2	G	160.97	135	$270,600	53.25	T2/T3	S3
TOTAL / AVG.	**G / H**	**2,862.94**	**2,474**	**$5,214,900**	**56.17**	**T2/T3/T3.5**	**S3/S3.5**

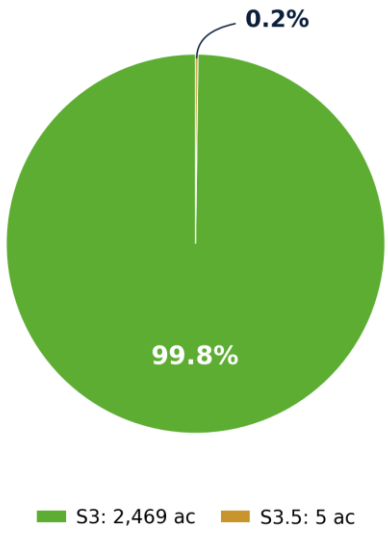
* Estimates pending subdivision. † SW 14 shows the estimated farmland remainder after the yard-site subdivision. SAMA field-sheet figures cover the parent quarter.

Topography Distribution



Slope classes across the 2,474 rated acres.

Stoniness Distribution



Stoniness classes across the 2,474 rated acres.

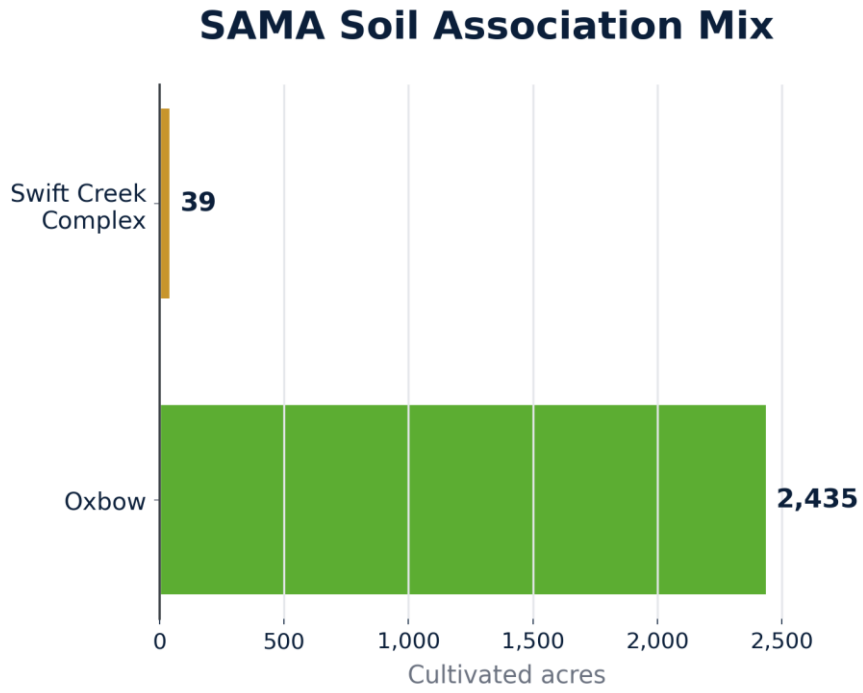
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SAMA RATING GUIDE

SAMA rates individual soil areas within each quarter. The figures below show how slope and stoniness are classified on the 2,474 rated acres recorded for this property.

Rating	Description	Grayson result
Soil final rating	SAMA adjusts its productivity rating for economic factors, including slope and stones. Each soil area is weighted by its rated acres.	56.17 weighted average
T2 topography	Gentle slopes averaging 3–5%.	1,010 rated ac.
T3 topography	Moderate slopes averaging 6–9%.	1,406 rated ac.
T3.5 topography	Moderate to strong slopes averaging 6–15%.	58 rated ac.
S3 stones	Moderate stoniness (ST3 in the SAMA manual).	2,469 rated ac.
S3.5 stones	Moderate to strong stoniness (ST3.5 in the SAMA manual).	5 rated ac.
SAMA acre mix	Cultivated, waste and native acres as recorded before subdivision.	2,474 / 407 / 0 ac.

Saskatchewan Assessment Manual, 2023 Base Year, Agricultural Land, sections 2.1.1 and 2.1.9.



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

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OFFER TENDERING PROCESS

Offer submission deadline

12:00 noon, Tuesday, December 1, 2026

Written submissions

Submit written offers to purchase to the seller's brokerage, Sheppard Realty Corp., by 12:00 noon on Tuesday, December 1, 2026. The Sellers will consider offers on the entire parcel &/or parts thereof.

Presentation to the seller

All offers will be presented together to the seller for consideration after 12:00 noon on Tuesday, December 1, 2026. Highest or any offer not necessarily accepted.

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

Harry Sheppard REALTOR® / Broker / Owner **SHEPPARD REALTY** Cell: 306-530-8035 harry@sheppardrealty.ca	**Justin Sheppard** REALTOR® **SHEPPARD REALTY** Cell: 306-530-4588 justin@sheppardrealty.ca

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OFFER SUBMISSION PROCESS – 18 QUARTERS IN RM #184

How to Submit Your Offer:

- **Deadline:** All Offers to Purchase must be submitted in writing to the Seller's Brokerage (Sheppard Realty) by **12:00 PM on TUESDAY, December 1, 2026.**
- **Submission Format:** Written offers should be submitted in a sealed envelope or by email by the December 1st deadline. For email submissions, please call our office to confirm receipt. We ensure confidentiality and will not open any offers until the deadline at 12:00 PM.
- **Highest or any offer not necessarily accepted.**

Important Details:

- **Competitive Offers Encouraged:** Buyers are encouraged to submit their strongest offer, considering factors such as price, possession date, deposit amount, and minimal-to-no conditions.
- **Offer Preparation:** Sheppard Realty will assist you with preparing and submitting your offer, using a Contract of Purchase and Sale provided by the Saskatchewan Realtors Association.
- **Part or All:** Sellers will consider offers on part or all of the property.

Key Offer Terms:

- **Deposit:** The deposit amount is at the buyer's discretion, though a 5% deposit is typical. Larger deposits are generally more attractive to the Seller. Deposits are due upon Seller's acceptance and payable to Sheppard Realty – Trust. Payment methods will be determined after acceptance.
- **Conditions:** Unconditional offers are preferred by Sellers. If you need to include conditions such as financing or inspections, we can include them as required, though fewer conditions (if any) make offers more competitive.
- **Closing Date:** Quick closing is preferred but is negotiable.

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Offer Presentation and Review:

- **Presentation of Offers:** Sheppard Realty will present all offers to the Seller after **12:00 PM on December 1, 2026.**
- **Possible Outcomes:**
    - **Offer Acceptance:** If your offer stands out significantly, it may be accepted as is, and you'll receive a signed acceptance.
    - **Counter Offer:** The Seller may present a counter offer, open for your acceptance.
    - **Final Price Discovery:** In cases where there are closely competitive offers, the Seller may instruct the Seller's brokerage to conduct a final Price Discovery process with the most competitive offers.
    - **Offer Declined:** If your offer is not selected, you will receive an acknowledgement of receipt of your offer and notification of decline from the Seller.

For any inquiries about the process, additional details, or assistance preparing your Offer to Purchase, please reach out to the team at Sheppard Realty.

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

Harry Sheppard
REALTOR® / Broker / Owner
SHEPPARD REALTY
Cell: 306-530-8035
harry@sheppardrealty.ca

SHEPPARD REALTY

Farmland Property For Sale

RM of Grayson #184

Grayson, 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	14	20	6	W2	0	184	$1,171.61	1	108418901	160.31	G	$301,300.00	140	0	20
SW	14	20	6	W2	0	184	$992.35	2	108312443	161.85	G	$255,200.00	130	0	30
SE	15	20	6	W2	0	184	$1,033.56	3	108312454	160.31	G	$265,800.00	134	0	26
NW	10	20	6	W2	0	184	$1,215.16	4	108418798	159.71	H	$312,500.00	145	0	15
NE	10	20	6	W2	0	184	$1,201.94	5	108312409	160.12	G	$309,100.00	140	0	20
SW	10	20	6	W2	0	184	$1,379.64	6	108418787	159.6	G	$354,800.00	155	0	5
SE	10	20	6	W2	0	184	$1,208.93	7	108312397	160.01	G	$310,900.00	140	0	20
NW	3	20	6	W2	0	184	$1,224.88	8	108418596	160.61	G	$315,000.00	143	0	18
NE	3	20	6	W2	0	184	$1,259.87	9	108418608	160.43	G	$324,000.00	145	0	15
NW	11	20	6	W2	0	184	$1,014.51	10	108312410	158.44	H	$260,900.00	125	0	35
SW	18	20	5	W2	0	184	$1,031.23	11	108419395	159.68	G	$265,200.00	132	0	28
SE	18	20	5	W2	0	184	$1,111.72	12	108419384	159.53	H	$285,900.00	135	0	25
SW	17	20	5	W2	0	184	$1,202.71	13	108419351	160.15	H	$309,300.00	145	0	15
NW	7	20	5	W2	0	184	$1,081.00	14	108416279	159.39	H	$278,000.00	140	0	19
SW	7	20	5	W2	0	184	$1,088.00	15	108460346	159.63	H	$279,800.00	130	0	30
SE	12	20	6	W2	0	184	$1,015.68	16	108418833	160.14	H	$261,200.00	130	0	30
NE	1	20	6	W2	0	184	$993.12	17	164039520	160.06	H	$255,400.00	130	0	30
SE	6	20	5	W2	0	184	$1,052.23	18	108416235	160.97	G	$270,600.00	135	0	26
Totals						$20,278.14			2880.94			$5,214,900.00	2474	0	407

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