



**SHEPPARD
REALTY**

531 ACRES

MIXED USE LAND FOR SALE

WILLOW BUNCH, SK AREA

RM OF WILLOW BUNCH #42



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MIXED USE FARMLAND FOR SALE

531 Acres

Willow Bunch, SK Area

R.M. of Willow Bunch #42

Titled Acres: 531.43

SAMA Cultivated Acres: 269

SAMA Native Acres: 211

Soil Final Rating Weighted Acreage: 42.45

2025 SAMA Assessed Value: \$551,800.00

Soil Association: Willows, Ardill, Fife Lake, Hillwash (Brown)

Soil Texture: Clay Loam, Clay, Loam

Sask Crop Insurance Soil Classifications: J & L

2026 Property Taxes: \$2,005.83



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Remarks:

Mixed Use Farmland Near Willow Bunch

531.43 acres of mixed-use land located near Willow Bunch, SK.

SAMA Field Sheets report 269 cultivated acres with a soil final rating weighted average of 42.45 and 211 SAMA native acres. The cultivated land is rated **“S1 & S2” for stoniness. The topography is mixed with T1/T2/T3/T5 SAMA topography ratings.** SCIC soil classes are J & L. There are several good dugouts on the property for watering livestock, and the entire perimeter of the property is fenced.

Land Occupancy:

The land is available for the buyer to take possession following completion of 2026 harvest.

Bins:

There are two bins located on the property which are not included in the listing.



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Asking Price:
\$935,000.00



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Contact 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	Native Acres	Waste Acres
SW	6	6	28	W2	2	42	\$186.75	1	105133340	97.82	L	\$58,700.00	17	81	0
NW 32-05-28-W2 Blk/Par A-Plan 101066925					37	42	\$286.97	2	204055916	59.77	J	\$73,800.00	32	25	0
NE 32-05-28-W2 Blk/Par A-Plan 101066914					36	42	\$474.79	3	104760873	82.18	J	\$122,100.00	67	0	15
NW	34	5	28	W2	1 2	42	\$442.55	4	102727964 102807772	150.63	L	\$139,100.00	74	43	34
NE	34	5	28	W2	51 52	42	\$614.77	5	153820605 153820616	141.03	L	\$158,100.00	79	62	0
Totals						\$2,005.83			531.43			\$551,800.00	269	211	49



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