



**SHEPPARD
REALTY**

2 QUARTERS

WITH IMMACULATE YARD SITE

WAPPELLA & MOOSOMIN AREA

RM OF MARTIN #122



JUSTIN SHEPPARD
REALTOR®

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



DEVAN SHEPPARD

ASSOCIATE BROKER

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

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



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2 QUARTER SECTIONS & IMMACULATE YARD SITE

Wapella, SK & Moosomin, SK Area

ISC ACRES 289.89	SAMA CULTIVATED 231	SCIC SOIL CLASSES G / J	SAMA FRWA 55.62
2025 LAND ASSESSMENT \$477,600	2025 PROPERTY TAXES \$1,389.49	RURAL MUNICIPALITY Martin #122	QUARTER SECTIONS 2

ASKING PRICE \$1,450,000	TWO-STOREY HOME 1,750 sq. ft.	BEDROOMS / BATHS 3 / 1.5
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Asking price includes the land, home, yard and farm improvements.

Productive grainland, an immaculate home and yard, and versatile farm infrastructure with Highway #1 frontage between Moosomin and Wapella.



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LISTING HIGHLIGHTS

Productive grainland, a beautifully maintained home and yard, and versatile farm infrastructure come together on two quarter sections in the RM of Martin #122.

Productive Land Quality

- 231 SAMA cultivated acres, representing 79.9% of the 289.00-acre SAMA land-use total.
- 55.62 SAMA final rating weighted average (FRWA).
- SCIC soil classes G and J; Black soil with Oxbow association and clay loam texture.
- SAMA topography ratings T1/T2 and stoniness rating S3.

Occupancy Status

The land is rented for the 2027 crop season, providing an income opportunity while planning for future use.

SAMA Acre Mix



Cultivated: 231 ac Waste: 58 ac Native: 0 ac

Metric	Result	Property Detail
Cultivated share	79.9%	231 of 289.00 SAMA classified acres.
Waste / native	58 / 0 ac.	As recorded in the supplied SAMA land information.
SCIC soil classes	G & J	Class G: SW quarter. Class J: SE quarter.

Land-use charts use 289.00 SAMA acres; ISC titled area is 289.89 acres. The 0.89-acre difference is not assigned to a land-use category.

A Home, Yard & Farm Base

The meticulously kept 1,750 sq. ft. two-storey home offers three bedrooms, 1.5 bathrooms and a two-car attached garage. A private, well-treed yard, outdoor living spaces, an irrigated orchard and extensive farm buildings support a range of uses.

A great starting point for a new grain or mixed-use operation, or an addition to an existing operation. Nearby communities offer K–12 schools, healthcare, shopping and agricultural services.



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HOME & OUTDOOR LIVING

HOME	BEDROOMS	BATHROOMS	ATTACHED GARAGE
1,750 sq. ft.	3	1.5	2-car

Character & Comfort

- Custom oak kitchen with pullout cabinetry, generous storage and a movable island.
- Spacious living room with a wood-burning fireplace and stone mantel.
- Window reading nooks in two bedrooms; windows replaced around 2016.

Layout & Home Services

- Two-storey home with a fully finished partial basement, plus crawl space.
- Main-floor laundry and garage entry; two-car attached garage.
- Electric forced-air heat and reverse osmosis water filtration.

Outdoor living: A composite deck leads to a brick patio with a hot tub and gazebo, set within the private, well-treed yard.

ROOM MEASUREMENTS

Floor / Area	Room	Dimensions (ft.)
Main floor	Garage entry	14 × 7.5
Main floor	Laundry	14 × 9
Main floor	Dining / kitchen	25 × 13
Main floor	Living room	13 × 25
Upstairs	Primary bedroom	18 × 10.5
Upstairs	Four-piece bathroom	5 × 7
Upstairs	Bedroom	8 × 13.5
Upstairs	Bedroom	9 × 9
Basement	Office	13 × 10.7
Basement	Recreation room	25 × 13
Basement	Two-piece bathroom	5 × 5.5
Attached garage	Two-car garage	25 × 21



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YARD, BUILDINGS & SERVICES

The private, well-treed yard combines carefully maintained outdoor spaces with ample room for moving machinery.

- Stone and flower accents throughout the yard.
- Orchard with drip irrigation, including raspberries, apples and cherries.
- Hydrants and power hookups located throughout the yard.

FARM BUILDINGS & STORAGE

Building	Dimensions / Qty.	Features
Workshop / storage shed	40' × 120'	Heated, spray-foam-insulated workspace with concrete flooring, plus cold storage.
Cattle barn	40' × 80'	Office and outdoor handling area with water lines and underground power for three water bowls.
Curved steel quonset	50' × 80'	Curved steel farm storage building.
Greenhouse	16' × 16'	Dedicated greenhouse.
Well shed	7' × 7'	Well shed.
Grain bins	7 bins	Westeel Rosco flat-bottom bins on concrete.

UNDERGROUND POWER

200 amps

WELL • SELLER-REPORTED

45 GPM

GRAIN STORAGE

7 bins

Services for Home & Farm

Services include underground 200-amp power and a well with seller-reported production of 45 GPM. Reverse osmosis water filtration serves the home, with hydrants and power hookups distributed throughout the yard.

An Established Farm Base

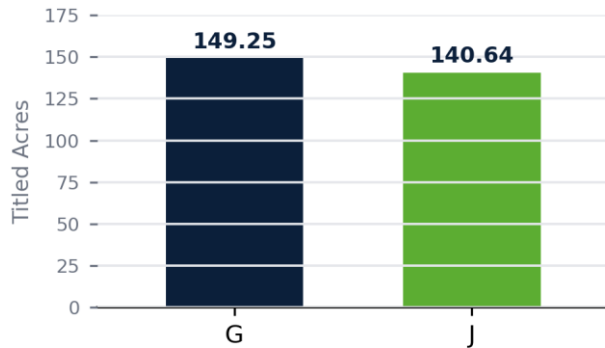
With grain storage, machinery space, cattle facilities and a well-kept residence, the property offers a starting point for a new grain or mixed-use operation or an addition to an existing farm.



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ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



Titled-acre breakdown by SCIC soil class.

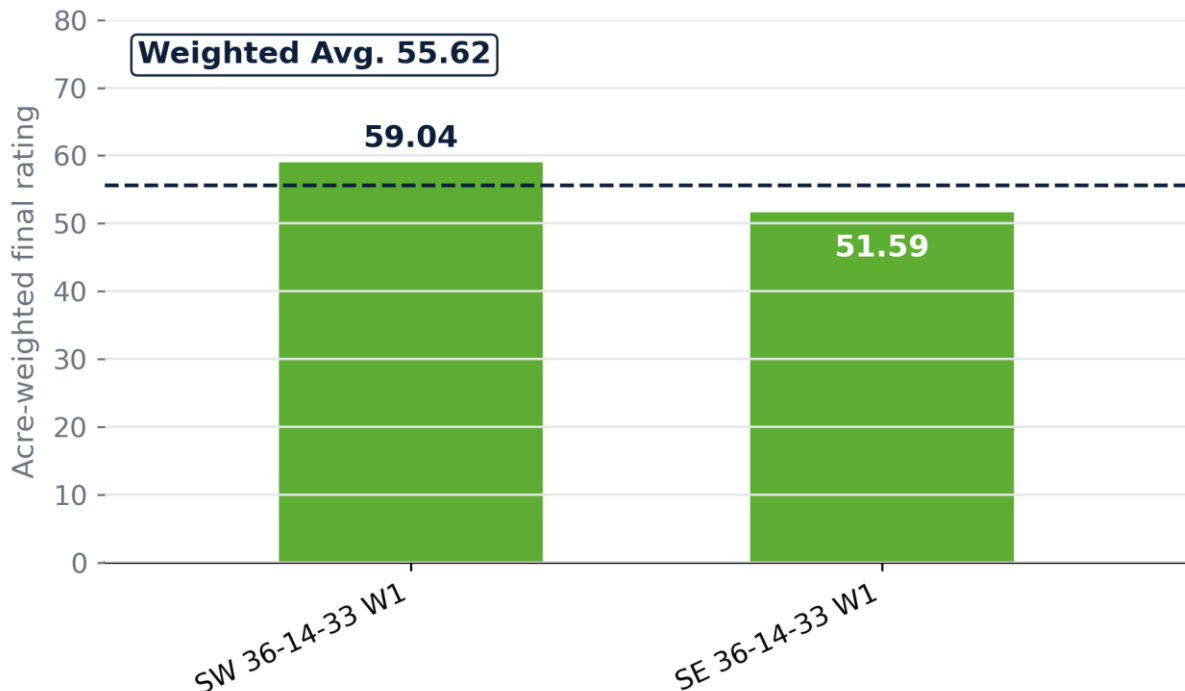
Two Quarter Sections

Class G — SW 36-14-33 W1
149.25 titled acres · 51.5%

Class J — SE 36-14-33 W1
140.64 titled acres · 48.5%

Total ISC titled area: 289.89 acres.

SAMA Final Rating by Quarter



Quarter ratings and the overall FRWA are weighted by the acres assigned to each final rating in the supplied SAMA soil records.

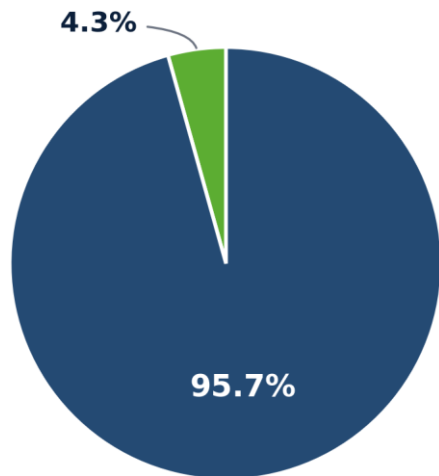


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QUARTER DETAILS

Legal Description	SCIC	ISC Ac.	Cult. Ac.	2025 Land Assessment	FRWA	Topo.	Stone
SW 36-14-33 W1	G	149.25	125	\$277,700	59.04	T2	S3
SE 36-14-33 W1	J	140.64	106	\$199,900	51.59	T1/T2	S3
TOTAL / AVG	G / J	289.89	231	\$477,600	55.62	T1/T2	S3

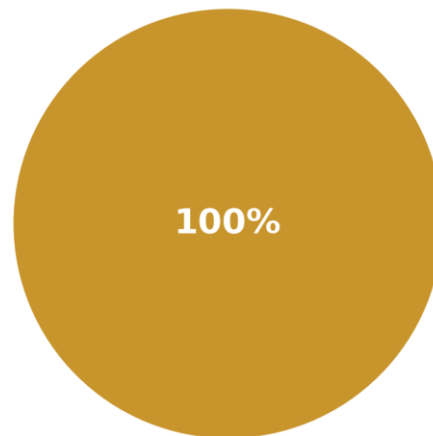
Topography Distribution



■ T1: 10 ac ■ T2: 221 ac

Topography across rated cultivated acres.

Stoniness Distribution



■ S3: 231 ac

Stoniness across rated cultivated acres.

SAMA Land Use	SW Quarter	SE Quarter	Total
Cultivated acres	125	106	231
Waste acres	23	35	58
Native acres	0	0	0
SAMA classified acres	148	141	289

SAMA land-use totals and ISC titled areas are different source measures. Topography and stoniness summaries cover the 231 rated cultivated acres.



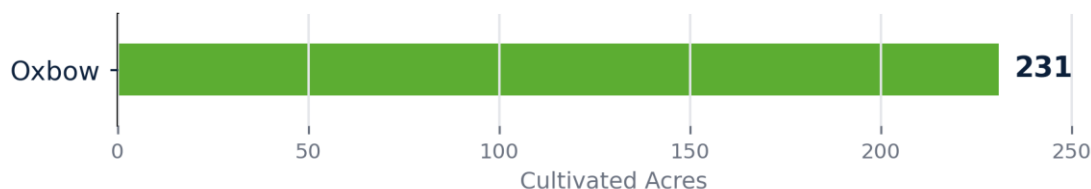
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SAMA RATING GUIDE

These summaries use the supplied SAMA land records. Topography and stoniness describe the 231 rated cultivated acres, while the land-use mix includes cultivated, waste and native categories.

Rating	Description	Property Result
Final rating / FRWA	The final ratings in the SAMA soil records, weighted by the acres assigned to each rating.	55.62 weighted average
T1 topography	Level to nearly level; average slopes of 0–2.5%.	10 ac. / 4.3%
T2 topography	Gentle slopes; average slopes of 3–5%.	221 ac. / 95.7%
S3 stoniness	Moderate stoniness (ST3 in the SAMA manual).	231 ac. / 100%
Acre mix	Cultivated / waste / native acres from the supplied SAMA information.	231 / 58 / 0 ac.

SAMA Soil Association Mix



Rating definitions: [SAMA Saskatchewan Assessment Manual, Agricultural Land, §2.1.9, pp. 1–2](#)

Property figures: supplied general and SAMA information spreadsheets. Home, yard, services and tenancy details: seller-provided listing information.

Contact the listing agents for more information.

Justin Sheppard

REALTOR®

SHEPPARD REALTY

Cell: 306-530-4588

justin@sheppardrealty.ca

Devan Sheppard

REALTOR® / Associate Broker

SHEPPARD REALTY

Cell: 306-530-4577

devan@sheppardrealty.ca



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Farmland Property For Sale

RM of Martin #122

Wapella, 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	14	33	W1	1 2	122	\$766.73	1	107888619 107897383	149.25	G	\$277,700.00	125	0	23
SE	36	14	33	W1	1 3 4	122	\$622.76	2	107888608 107897372 161815776	140.64	J	\$199,900.00	106	0	35
Totals							\$1,389.49			289.89		\$477,600.00	231	0	58



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