



**SHEPPARD
REALTY**

FOR SALE BY TENDER

305.09 ACRES

SW 09-14-15 W2 EXT 0 & NW 09-14-15 W2 EXT'S 2 & 3

SEDLEY, SK AREA

RM OF FRANCIS #127



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FARMLAND FOR SALE BY TENDER

305.09 ACRES

Sedley, SK Area

R.M. of Francis #127

Offer Submission Deadline

12:00PM Wednesday October 21, 2026

Legal Land Descriptions: SW 09-14-15 W2 Ext 0 & NW 09-14-15 W2 Ext's 2 & 3

SAMA Cultivated Acres: 245

2026 Seeded Acres: 265

Soil Final Rating Weighted Acreage: 77.59

2025 SAMA Assessed Value: \$737,600.00

Sask Crop Insurance Soil Classification: E & F



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Quality Farmland Near Sedley, SK

Opportunity to acquire 305 acres of primarily Regina Heavy Clay farmland located near Sedley, SK in the RM of Francis # 127 with Highway #33 frontage.

2026 seeded acres were approximately 265, while SAMA identifies 245 cultivated acres. Additional land has been broken since the SAMA assessment. Buyer to conduct their own due diligence as to the number of acres suitable for crop production.

The land has a weighted average final soil rating of 77.59, is classified as “E” and “F” soil by Saskatchewan Crop Insurance, and is situated in Saskatchewan’s productive Dark Brown soil zone.

There is three-phase power running along the north end of the land.

Occupancy Status

The land is leased until December 31, 2026, making it available for the 2027 crop season.

Additional Land For Sale Nearby

There are an additional two quarter sections of land for sale nearby (S ½ 36-13-16 W2, MLS #SK_____) with the same tender deadline, if you are looking for additional land in the area.



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Asking Price \$1,750,000.00

Asking Price Breakdown

\$5,736.01 / Titled Acre

\$6,603.77 / 2026 Seeded Acre

\$7,142.86 / SAMA Cultivated Acre

2.373 x 2025 SAMA Assessed Value

Offer Tendering Process

Offers to purchase to be submitted/tendered to Sheppard Realty Corp. in writing by **12:00PM on Wednesday October 21, 2026**. All offers to purchase will be presented at the same time to the Seller for their consideration after 12:00PM on Wednesday October 21, 2026.

This parcel could sell for above, at or below the asking price.

Highest or any offer not necessarily accepted.

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



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Farmland Property For Sale

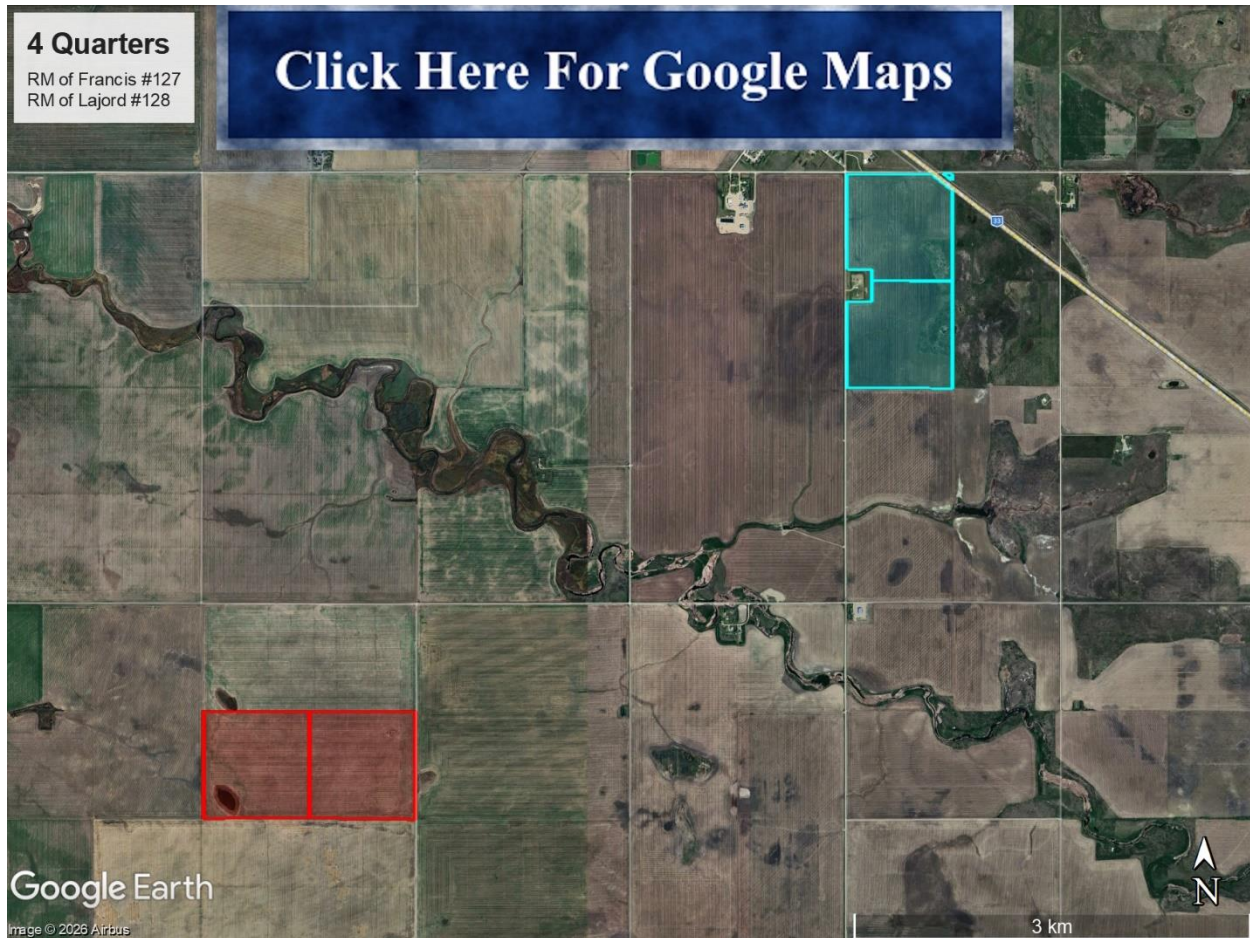
RM of Francis #127

Sedley, 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	9	14	15	W2	2 3	127	\$1,106.08	1	108087183 164104275	152.67	E	\$446,900.00	135	18	0
SW	9	14	15	W2	1	127	\$719.49	2	164104286	152.42	F	\$290,700.00	110	42	0
Totals						\$1,825.57			305.09			\$737,600.00	245	60	0



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