



**SHEPPARD
REALTY**

2 QUARTERS WITH YARD SITE

EARL GREY & STRASBOURG, SK AREA



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Two Quarters With Yard

Earl Grey & Strasbourg, SK Area

316.8 Acres

**1,560 sq ft Bungalow 6 Bedroom, 2 Bathroom Home with
Finished Basement**

Heated Workshop & Other Outbuildings

Well Treed Yard

& More!

RM: Longlaketon #219

Asking Price: \$1,200,000

Land Details:

Legal Land Descriptions: SE 28-24-20 W2 & SW 27-24-20 W2

Total Acres: 316.80

SAMA Cultivated Acres: 277

SCIC Soil Classification: J & K

Soil Final Rating Weighted Average: 51.16



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Remarks:

Two quarter sections of productive farmland with a beautiful, well-kept yard site, house, heated shops and more! Located in the Earl Grey/Strasbourg area within commuting distance to Regina. Seller is open to considering selling the home quarter separately or subdividing and selling the yard site. Yard site must sell before the land.

The well-treed yard features a 1,560 sq ft, 6-bedroom, 2-bathroom 1983 well cared for bungalow with a fully finished basement and three decks. Main floor features an open-concept kitchen, living and dining area, bedrooms and bathroom. Basement includes a family room, additional rooms currently used as bedrooms, bathroom and storage. Flooring is primarily engineered hardwood and vinyl plank. Heating is natural gas forced air plus a wood-burning stove, and central A/C. One bedroom is used as a den. Two basement bedrooms may not meet egress requirements; buyer to verify.

Outbuildings include a 40' x 40' detached heated garage with concrete floor, 220-amp power, wood frame and metal exterior (can be used as a 2-4 car garage); 40' x 32' heated shop with power and concrete floor; 20' x 32' detached garage with concrete floor and power; 44' x 12' wood-frame building; 40' x 80' steel-frame Quonset; well, garden and fuel sheds; four 3,300 BU Westeel Rosco flat-bottom bins; and several older wood granaries.

316.80 titled acres (SE 28-24-20 W2 & SW 27-24-20 W2). SAMA identifies approx. 277 cultivated acres with a 51.16 final rating. Land is classified "J" and "K" soil by Saskatchewan Crop Insurance. Farmland is available for the 2027 crop season.

Services include natural gas, power, water well, dugout and septic tank with field.

A versatile property offering options for a hobby farm, addition to an existing operation, acreage, or rural living with income-generating farmland.



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House Details:

Size: 1,560 Sq. Ft.

Type: Bungalow

Year Built: 1983

of Bedrooms: 6 (One currently used as an office)

of Bathrooms: 2

Building Construction: Wood Frame

Exterior Finish: Wood Siding

Roof: Fiberglass Shingles

Basement: Full Basement, Fully Finished

Basement Walls: Preserved Wood

Heating: Natural Gas, Forced Air & Wood Burning Stove

Central Air Conditioning

Water Heater: Gas

Water Treatment: R/O to Kitchen Sink & Fridge

Water Source: Water Well & 2 x Dugouts

Septic System: Septic Tank With Field

Sump Pump x 2

Three Decks



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Additional Chattels Included: Washer, Dryer, Refrigerator, Gas Stove, Built in Dishwasher, Microwave, Window Treatments, RO System, Central Vac with Attachments and Power Nozzle, Freezer in Basement, 4 TV Mounts, 3 TVs (TV in living room not included), 2 Sump Pumps, 2 x Garage Door Openers, All Pumps and Tanks to Operate the Water Well and Septic System, 3 Sheds, Air Compressor in shop stays, 2 over head fuel tanks (gas) (Diesel has a small leak sold as is).

Room Dimensions:

M	Living Room	12.6	x	18.7	EHW
M	Kitchen	13.9	x	13.7	VNP
M	Dinning	13.9	x	9.0	VNP
M	Foyer	7.7	x	5.8	VNP
M	Bedroom/Den	9.3	x	8.1	EHW
M	Bedroom	9.2	x	10.0	EHW
M	Bedroom	9.2	x	10.0	EHW
M	Bedroom Main)	12.0	x	15.0	EHW
M	4 Pc Bathroom	5.7	x	8.4	EHW
B	Family Room	15.1	x	27.7	EHW
B	Bedroom (NC)	13.0	x	18.3	EHW
B	Bedroom (NC)	14.9	x	13.0	EHW
B	3 Pc Bathroom	10.2	x	5.7	TI
B	Utility Room	9.5	x	10.0	CON
B	Storage Room	6.7	x	10.7	WD



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Outbuildings:

2-4 Car Detached Garage

40' x 40'

Metal Clad, Wood Frame, Metal Roof

Heated Nat Gas, Power (220 AMP),

2 large overhead doors

Can be used as a 2-4 Car Garage

1 Car Detached Garage (Old Farmhouse)

20' x 32'

Concrete Floor

OHD, Man Door

Power

Shop

40' x 32'

Heated Nat Gas

Power

Concrete Floor



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Old Pig Barn

44' x 12'

Metal Quonset

40' x 80'

Steel Frame

Dirt Floor

Power

Sheds

Well Shed 8' x 10'

Garden Shed 10' x 12'

Fuel Shed 12' x 12'

Grain Bins

4 x 3,300 BU Weststeel Flat Bottom Grain Bins

Service To Property: Nat Gas & Power, Water Well, 2 x Dugouts, Septic Tank With Field



Farmland Property For Sale - General Information

Legal Land Description						RM			ISC			SCIC		SAMA		SOIL INFO	
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	2026 Property Tax	MapID#	SPN	Titled Acres	Minerals Owned By: Seller, Crown or Other	Crop Risk Zone	Soil Class	2025 Assessed Value	Cultivated Acres	Soil Colour	Soil Zone
SE	28	24	20	W2	0	219	\$1,069.69	1	108669112	157.96	CROWN	11	J	\$260,500.00	140	DARK BROWN	6A
SW	27	24	20	W2	0	219	\$1,495.86	2	108669088	158.84	OTHER	11	K	\$272,700.00	137	DARK BROWN	6A
Totals							\$2,565.55			316.8				\$533,200.00	277		



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Farmland Property For Sale - SAMA

Legal Land Description							DETAILED SAMA INFORMATION									
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	MapID#	2025 Assessed Value	Cult Acres	Native Acres	Waste Acres	Acre Breakdown	Soil Association	Soil Texture	Soil Final Rating	Topography	Stones
SE	28	24	20	W2	0	1	\$260,500.00	140	0	19	15	BIGGAR	GRAVELLY LM	28.74	T2	S3
											120	WEYBURN	LOAM	52.95	T2	S3
											5(K-S)	WEYBURN	LOAM	27.58	T1	S3
SW	27	24	20	W2	0	2	\$272,700.00	137	0	19	45	BRADWELL	FN SANDY LM	49.10	T2	S2
											87	WEYBURN	LOAM	56.46	T2	S2
											5(K-S)	BRADWELL	FN SANDY LM	25.20	T1	S2
Totals							\$533,200.00	277	0	38	Soil Final Rating Weighted Average: 51.16					

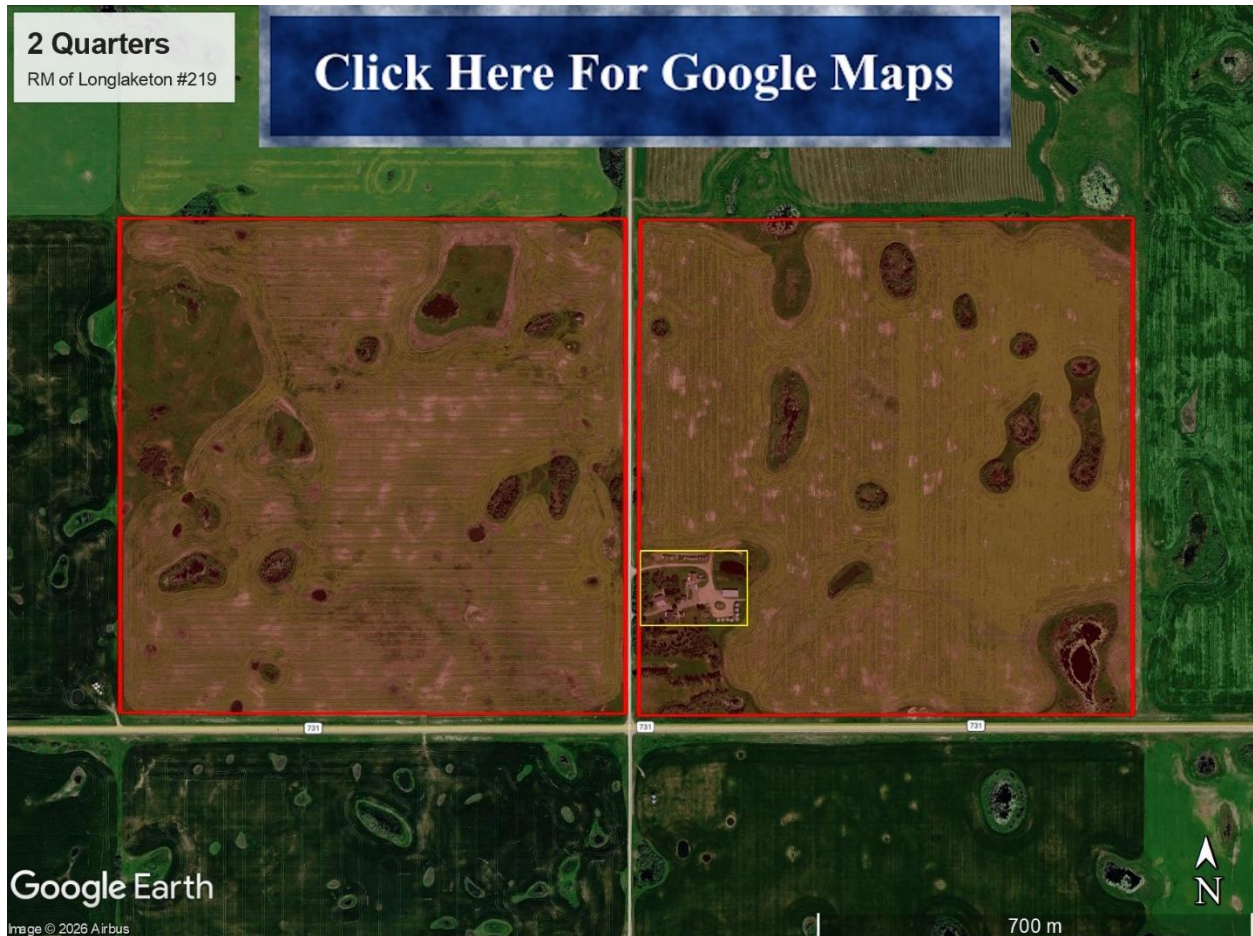


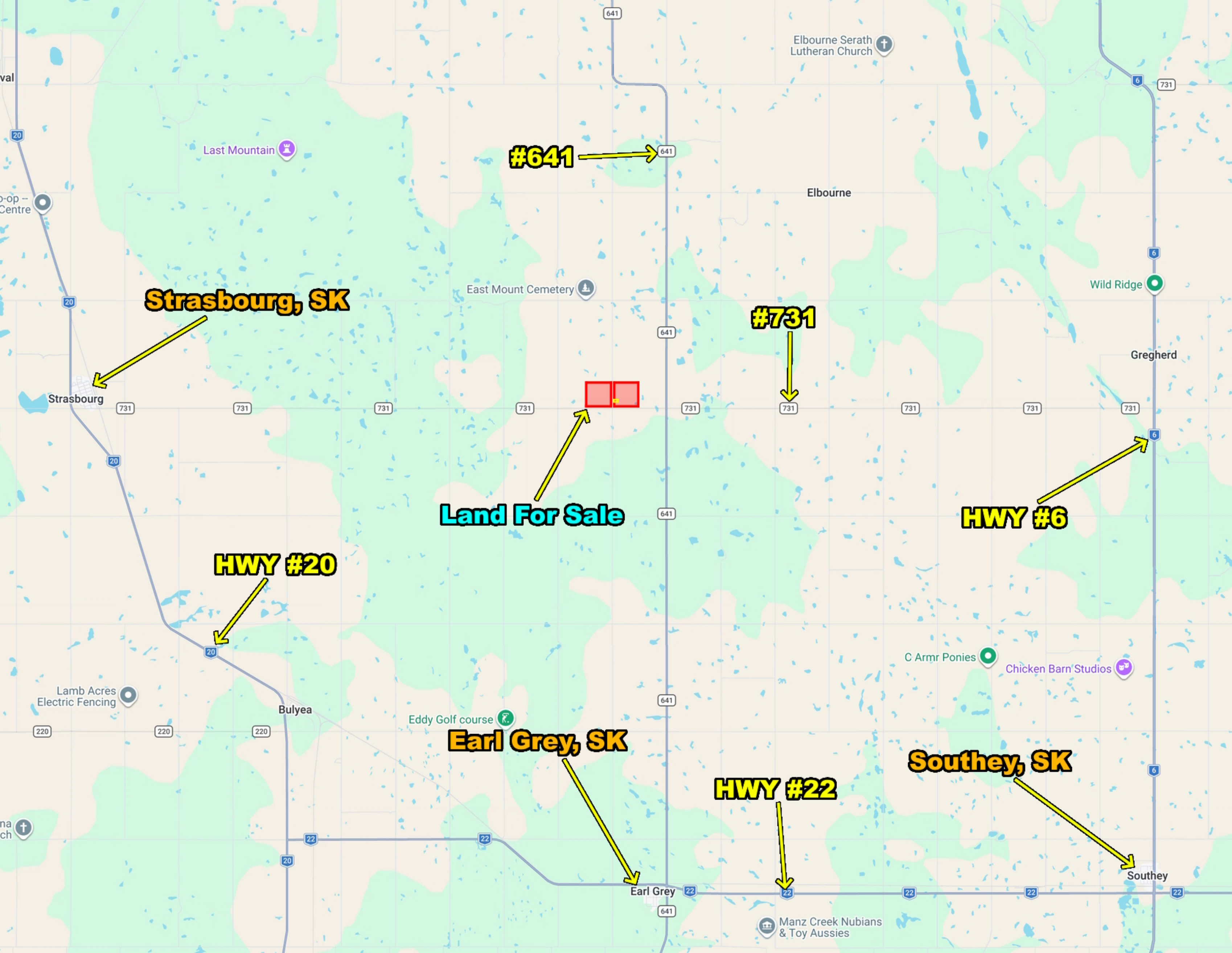
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2 Quarters

RM of Longlaketon #219

[Click Here For Google Maps](#)





Strasbour, SK

#641

#731

Land For Sale

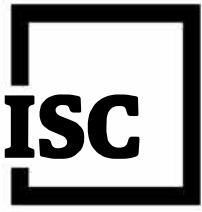
HWY #6

HWY #20

Earl Grey, SK

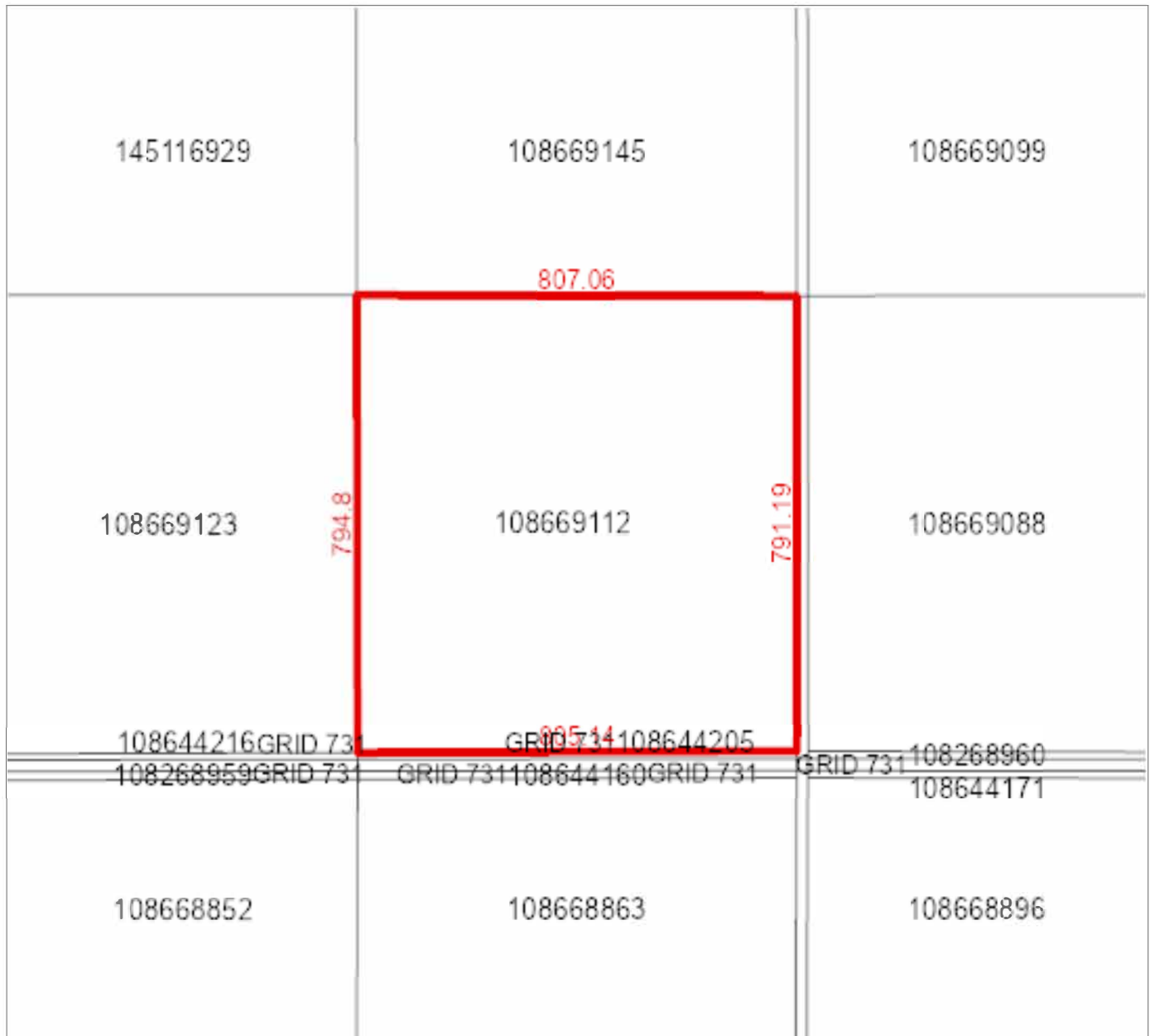
HWY #22

Southey, SK



Surface Parcel Number: 108669112

REQUEST DATE: Thu Sep 10 13:25:35 GMT-06:00 2026



Municipality : RM OF LONGLAKETON NO. 219

Title Number(s) : 142525706

Parcel Class : Parcel (Generic)

Land Description : SE 28-24-20-2 Ext 0

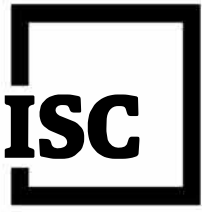
Source Quarter Section : SE-28-24-20-2

Commodity/Unit : Not Applicable

Area : 63.923 hectares (157.96 acres)

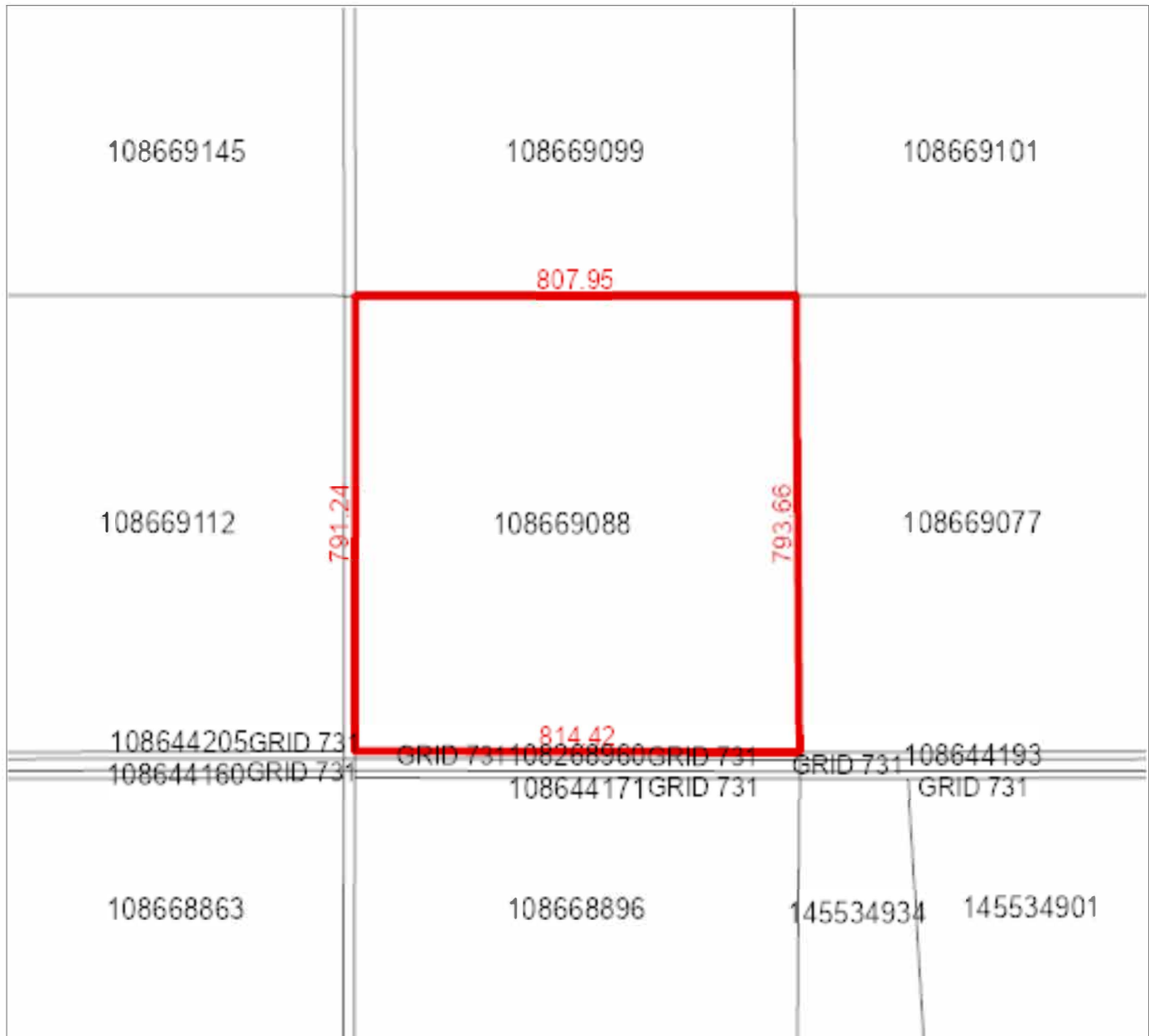
Converted Title Number : 89R62540

Ownership Share : 1:1



Surface Parcel Number: 108669088

REQUEST DATE: Thu Sep 10 13:26:04 GMT-06:00 2026



Municipality : RM OF LONGLAKETON NO. 219

Title Number(s) : 142525694

Parcel Class : Parcel (Generic)

Land Description : SW 27-24-20-2 Ext 0

Source Quarter Section : SW-27-24-20-2

Commodity/Unit : Not Applicable

Area : 64.281 hectares (158.84 acres)

Converted Title Number : 89R62538

Ownership Share : 1:1

Property Report

Print Date: 10-Sep-2026

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Municipality Name: RM OF LONGLAKETON (RM)

Assessment ID Number : 219-001228300

PID: 123398



Civic Address:

Legal Location: Qtr SE Sec 28 Tp 24 Rg 20 W 2 Sup

Supplementary:

Title Acres: 159.00

School Division: 205

Neighbourhood: 219-201

Overall PUSE: 2000

Call Back Year:

Reviewed: 18-Aug-2016

Change Reason: Reinspection

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
15.00	K - [CULTIVATED]	Soil association 1	BG - [BIGGAR]	Topography	T2 - Gentle Slopes	\$/ACRE	1,080.62
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S3 - Moderate	Final	28.74
		Soil texture 2	G - [GRAVEL]				
		Soil profile 1	SG - [SINGLE GRAIN]				
		Soil association 2	WS - [WHITESAND]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	G - [GRAVEL]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
120.00	K - [CULTIVATED]	Soil association 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	\$/ACRE	1,990.99
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	52.95
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil association 2	OX - [OXBOW]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				
5.00	K-S - [CULTIVATED-SCATTER]	Soil association 1	WR - [WEYBURN]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,037.01
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	27.58
		Soil texture 2		Phy. Factor 1	50% reduction due to PSA5 - [50 : Poor Drain/Sal. - Severe]		
		Soil profile 1	E-M - [CHERN ELUV MODERATE]				
		Soil association 2	OX - [OXBOW]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	E-M - [CHERN ELUV MODERATE]				
		Top soil depth	3-5				

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$260,500		1	Other Agricultural	55%	\$143,275				Taxable
Total of Assessed Values:	\$260,500				Total of Taxable/Exempt Values:	\$143,275				

Municipality Name: RM OF LONGLAKETON (RM)			Assessment ID Number : 219-001227400		PID: 123224		
	Civic Address:			Title Acres:	159.00	Reviewed:	10-Mar-2025
	Legal Location: Qtr SW Sec 27 Tp 24 Rg 20 W 2 Sup			School Division:	205	Change Reason:	Maintenance
	Supplementary:			Neighbourhood:	219-201	Year / Frozen ID:	2026/-32560
				Overall PUSE:	0360	Predom Code:	SR002 Single Family Dwell
				Call Back Year:		Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
45.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T2 - Gentle Slopes	\$/ACRE	1,845.98
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	49.10
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard NH: Natural Hazard Rate: 0.94			
		Soil association 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				
		Soil association 1	WR - [WEYBURN]	Topography	T2 - Gentle Slopes	\$/ACRE	2,122.72
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	56.46
87.00	K - [CULTIVATED]	Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]	Natural hazard NH: Natural Hazard Rate: 0.94			
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	ER10				
		Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	947.34
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	25.20
		Soil texture 2		Phy. Factor 1	50% reduction due to PSA5 - [50 : Poor Drain/Sal. - Severe]		
		Soil profile 1	E-M - [CHERN ELUV MODERATE]	Natural hazard NH: Natural Hazard Rate: 0.94			
5.00	K-S - [CULTIVATED-SCATTER						
		Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	947.34
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S2 - Slight	Final	25.20
		Soil texture 2		Phy. Factor 1	50% reduction due to PSA5 - [50 : Poor Drain/Sal. - Severe]		
		Soil profile 1	E-M - [CHERN ELUV MODERATE]	Natural hazard NH: Natural Hazard Rate: 0.94			

Property Report

Print Date: 10-Sep-2026

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Municipality Name: RM OF LONGLAKETON (RM)		Assessment ID Number :	219-001227400	PID: 123224
Soil association 2	WR - [WEYBURN]			
Soil texture 3	L - [LOAM]			
Soil texture 4				
Soil profile 2	E-M - [CHERN ELUV MODERATE]			
Top soil depth	3-5			

AGRICULTURAL WASTE LAND

Acres	Waste Type
19	WS & WSB

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage	Prime Rate:	\$10,417.00	Std.Parcel Size:	9.99	1	R	Taxable
		Width(ft)	Urban - Acreage		Land Size Multiplier:	155			
		Side 1 (ft)	Adjustment reason:						
		Side 2 (ft)							
		Area/Units	3.00						

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4133537	0	5 - Good	1.0	43	0	0.61	1	R	Taxable
		Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
		SFR - 1 Storey		1560	1983		30.0 X 52.0		
		Basement		1560	1983		30.0 X 52.0		
		Detached Garage Quality		640	1920		20 X 32		
		Deck		330	1988		20 X 16.5		
		Deck		260	1995		26 X 10		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4133537.0		Section Area: 1560	
Quality: 5 - Good		Res Effective Rate: Structure Rate		Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating and Cooling		Res Hillside Adj:		Res Incomplete Adj :	
Plumbing Fixture Default: Good (11 Fixtures)		Plumbing Fixture Adj: -3		Number of Fireplaces : 1	
Basement Rate: Basement		Basement Height: 08 ft		Basement Room Rate : Basement Rooms	
Percent of Basement Area: 20% - Approx 1/4 Finished		Att/B-In Garage Rate:		Garage Finish Rate :	
Garage Wall Height Adjustment:		Garage Floor Adj:		Incomplete Adjustment :	
Detached Garage Rate:		Garage Finish Rate:		Garage Wall Height Adjustment :	

Municipality Name: RM OF LONGLAKETON (RM)

Assessment ID Number : 219-001227400

PID: 123224

Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate:	Deck Rate: Deck	
Section: Basement	Building ID: 4133537.0	Section Area: 1560
Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :
Basement Walkout Adj:	Basement Room Rate: Basement Rooms	Percent of Basement Area : 20% - Approx 1/4 Finished
Section: Detached Garage Quality Choice	Building ID: 4133537.0	Section Area: 640
Garage Quality: 3 - Fair	Det Garage 2 Rate: Detached Garage	Garage Finish Rate :
Det Gar 2 Wall Height Adj: 07	Det Gar 2 Floor Adj:	Incomplete Adjustment :
Section: Deck	Building ID: 4133537.0	Section Area: 330
Deck Rate: Deck		
Section: Deck	Building ID: 4133537.0	Section Area: 260
Deck Rate: Deck		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$272,700		1	Other Agricultural	55%	\$149,985				Taxable
Improvement	\$172,400		1	Residential	80%	\$0	Z	\$137,920	Z	Taxable
Non-Agricultural	\$31,200		1	Residential	80%	\$24,960				Taxable
Total of Assessed Values:	\$476,300				Total of Taxable/Exempt Values:	\$174,945		\$137,920		



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CONTACT LISTING AGENTS FOR ADDITIONAL DETAILS

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