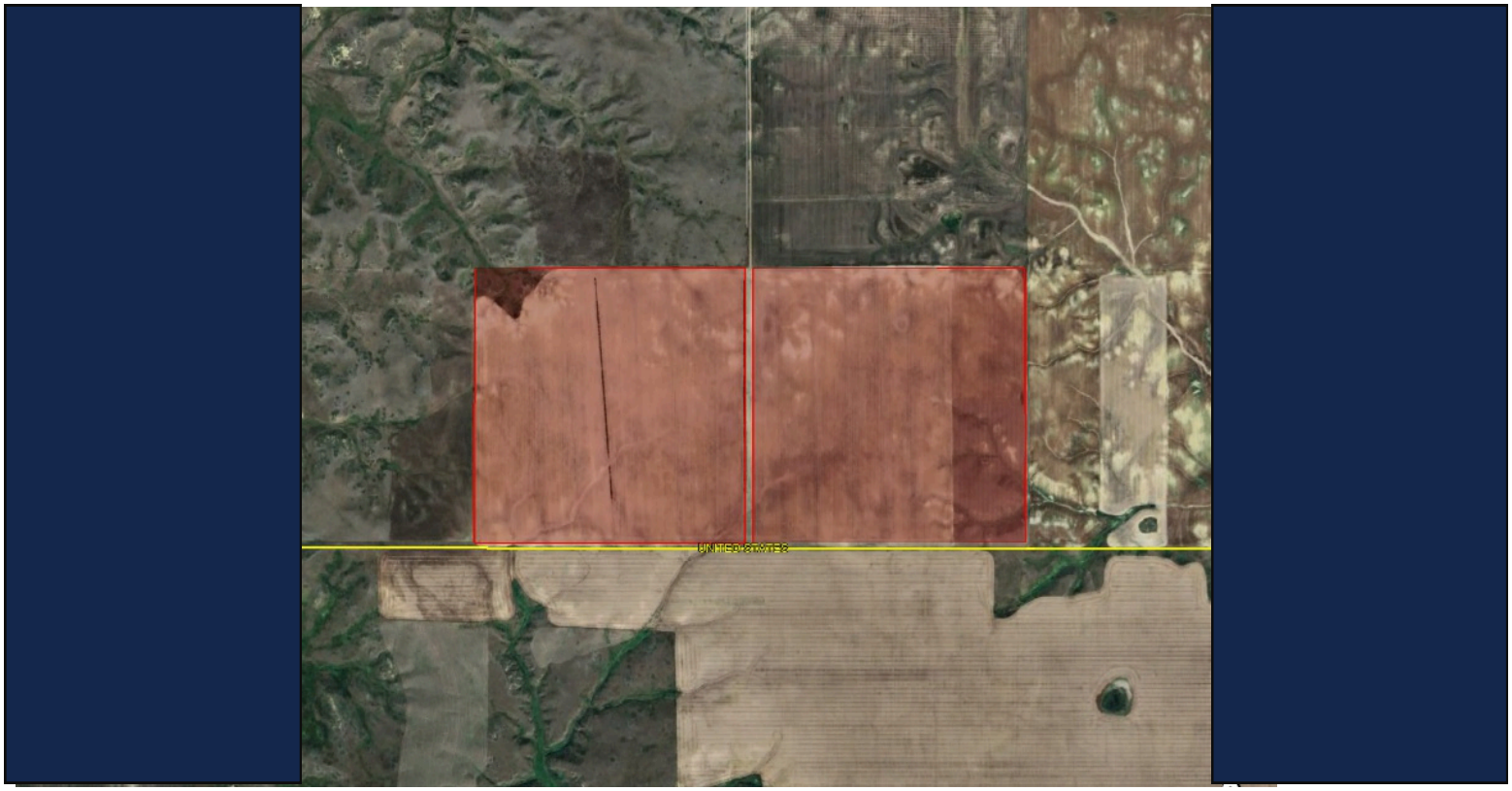
SHEPPARD REALTY

318 ACRES

Coronach, SK AREA

RM of Hart Butte #11





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FARMLAND FOR SALE

Coronach, SK Area

2 Quarters of Grainland

ISC Acres: 317.75

RM: Hart Butte #11

SAMA Cultivated Acres: 309

SCIC Soil Class: J

2025 SAMA Assessed Value: $357,600.00

2024 Property Taxes: $565.96

Grain Land Opportunity in RM of Hart Butte #11

Half section of farmland (SE 6-1-27 W2 & SW 5-1-27 W2) located near Coronach, SK within the RM of Hart Butte #11. The property consists of 317.75 titled acres, including 309 SAMA cultivated acres, with "J" SCIC soil classification. The 2025 assessed value is $378,700.

The land is accessible via a gravel road to the north.

It is well suited for an owner-operator or as an investment opportunity. For investors, the current owner would consider a sale with a

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leaseback option for a three-year term, offering an approximate 4% return.

ASKING PRICE:

$575,000.00

$1,809.60/Titled Acre;

$1,860.84/SAMA Cultivated Acre;

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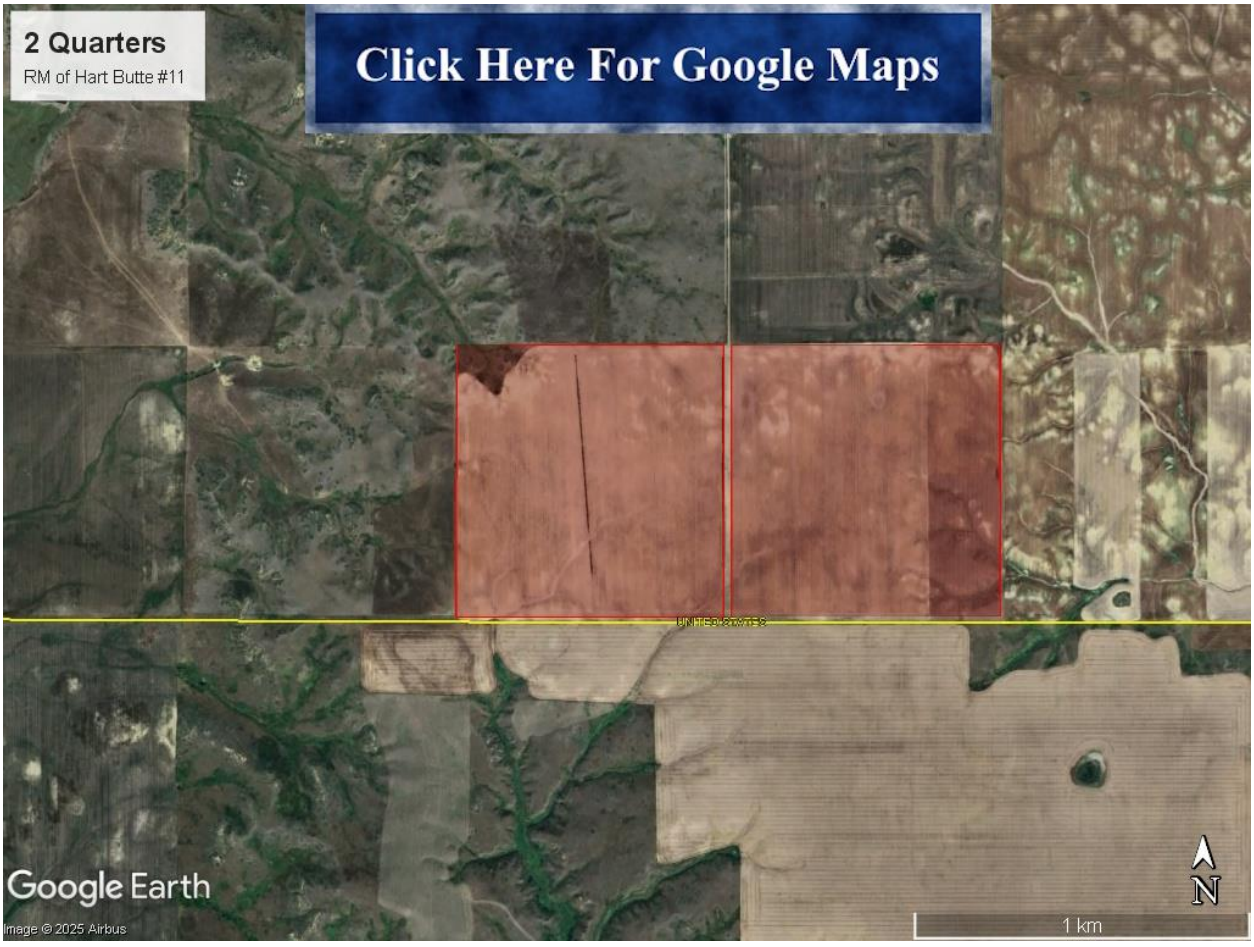
Farmland Property For Sale

RM of Hart Butte #11

Coronach, 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
SE	6	1	27	W2	0	11	$324.68	1	102098101	159.09	J	$205,600.00	152	0	8
SW	5	1	27	W2	0	11	$241.28	2	102098088	158.66	J	$152,000.00	157	0	3
Totals							$565.96			317.75		$357,600.00	309	0	11

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Contact listing agent for more information.

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