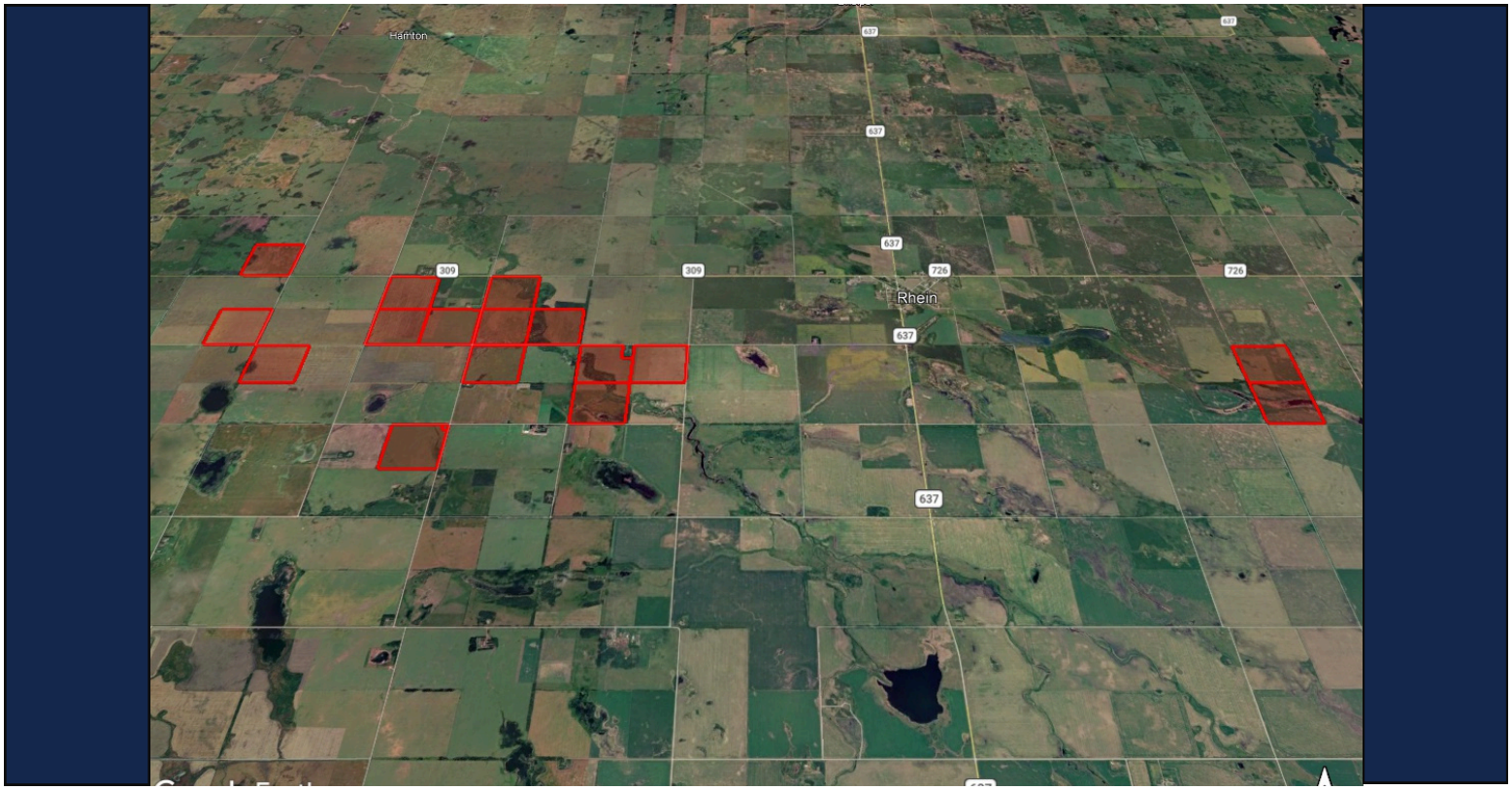
SHEPPARD REALTY

2,547.7 ACRES

FOR SALE

YORKTON & RHEIN, SK AREA

RM WALLACE #243





DEVAN SHEPPARD

REALTOR®/ASSOCIATE BROKER

CELL: 306-530-4577

DEVAN@SHEPPARDREALTY.CA



HARRY SHEPPARD

BROKER/REALTOR®

CELL: 306-530-8035

HARRY@SHEPPARDREALTY.CA

WWW.SHEPPARDREALTY.CA

SHEPPARD REALTY - REGINA, SK

OFFICE: 306-352-1866

SHEPPARD
REALTY

HIGH QUALITY FARMLAND

FOR SALE

Yorkton & Rhein, SK Area

R.M. of Wallace #243

Titled Acres: 2,547.7

SAMA Cultivated Acres: 2,216

SAMA Non-Cultivated Acres: 332

SAMA Cultivated Acres Final Rating Weighted Average: 82.6

SAMA Assessed Value: $6,987,000.00

Soil Types: Predominantly Highly Productive Naicam Silty Clay Loam & Yorkton Clay Loam

SCIC Soil Classifications: Four Quarters “E”, Nine Quarters “F”, Two Quarters “G” & One Quarter “H”

SHEPPARD
REALTY

Premium Farmland Near Yorkton & Rhein, SK

An exceptional parcel of sixteen quarter sections of highly productive farmland located just northeast of Yorkton, SK near the town of Rhein, SK in the RM of Wallace #243.

The offering includes 2,547.7 titled acres, with SAMA Field Sheets showing 2,216 cultivated acres. The SAMA soil final rating weighted average of the 2,216 cultivated acres is 82.6. SAMA also reports 332 Non-Cultivated acres.

Located in the black soil zone, the soil is rated by Saskatchewan Crop Insurance as follows: Four Quarters “E”, Nine Quarters “F”, Two Quarters “G” & One Quarter “H”.

The land is available for vacant possession for a buyer(s) to farm for the 2027 cropping season.

No mineral rights are included in the sale.

There are 2 x 2,900 BU flat bottom Behlen bins included.

The land is in an area that is known for high productivity with climatic conditions that are very suitable for canola production as well as wheat, peas and other crops.

The location of this land is very attractive as there are numerous grain delivery options in close proximity and is close to the major agricultural hub of Yorkton, SK.

Wallace Creek runs through part of this land creating good natural drainage as well some nicely treed areas along the creek.

SHEPPARD
REALTY

The 2,216+/- acres of crop producing farmland has been very well farmed by the sellers. The fields are mainly wide open with few to no obstacles. The topography is mainly gently rolling making it easy to farm. The sellers have prepared the land this fall for 2027 seeding by discing low spots and perimeters as well as have heavy harrowed entire fields.

The owners will consider offers on the entire package of land or parts thereof. Highest or any offer not necessarily accepted. Contact listing agents for additional information or to submit an offer.

ASKING PRICE

$15,500,000.00

$6,083.94/Titled Acre

$6,994.59/SAMA Cultivated Acre

2.22 x Assessed Value

SHEPPARD REALTY

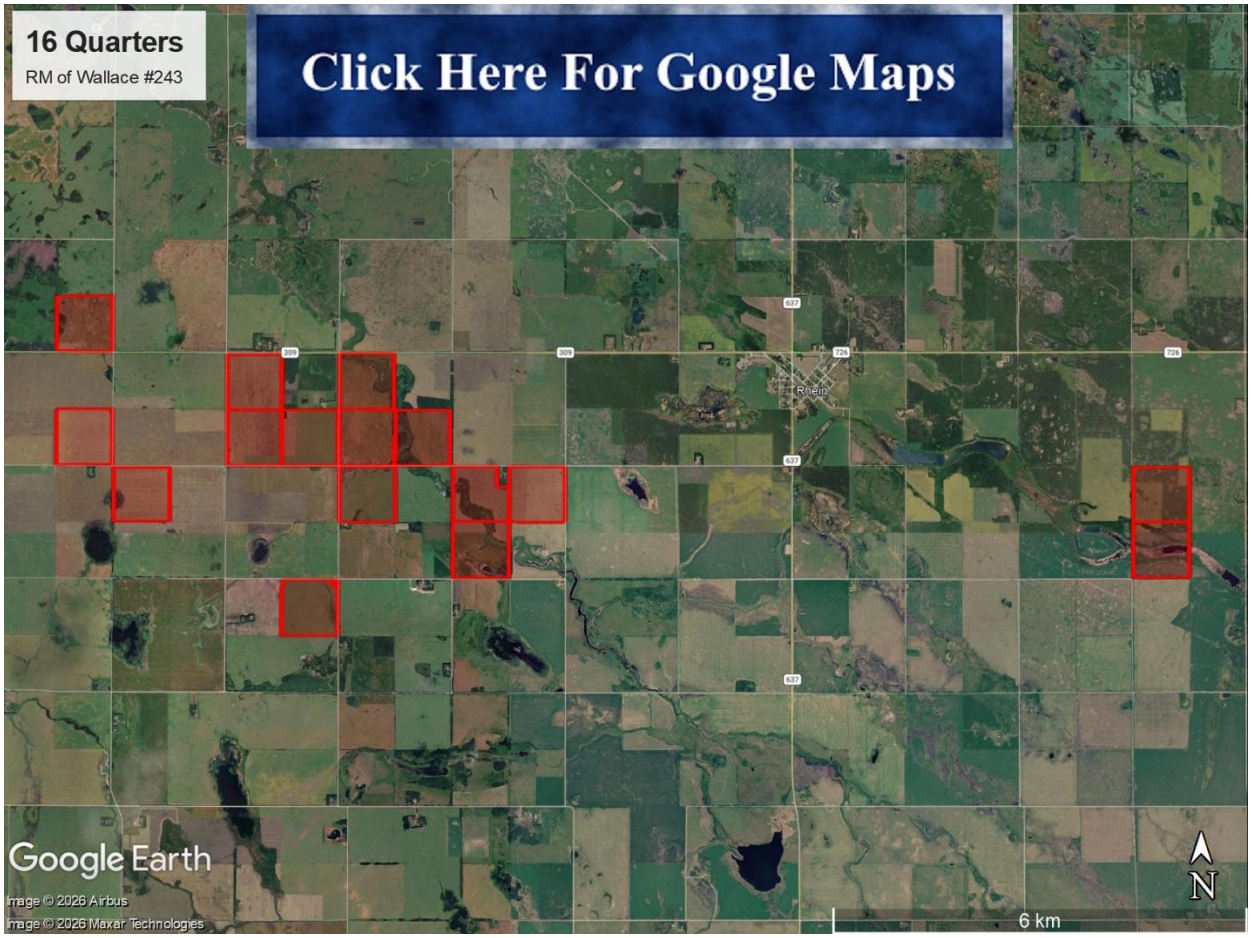
Farmland Property For Sale

RM of Wallace #243

Rhein, 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	27	27	3	W2	0	243	$2,102.81	1	143914068	158.24	F	$436,200.00	145	0	15
SE	22	27	3	W2	0	243	$2,337.09	2	140926181	161.86	E	$484,800.00	160	0	0
NW	14	27	3	W2	17 18 19 20	243	$1,981.81	3	151982657 151982679 151982691 151982714	159.97	F	$411,100.00	153	0	7
NW	24	27	3	W2	0	243	$2,525.11	4	143913977	158.04	E	$523,800.00	157	0	3
SW	24	27	3	W2	0	243	$2,610.92	5	144061433	160.01	E	$541,600.00	160	0	0
SE	24	27	3	W2	0	243	$2,667.81	6	143913966	160.04	F	$553,400.00	157	0	3
NW	19	27	2	W2	0	243	$1,868.52	7	144177262	158.72	E	$387,600.00	110	40	10
SW	19	27	2	W2	0	243	$2,245.02	8	144177251	160.01	F	$465,700.00	145	0	15
SE	19	27	2	W2	0	243	$1,916.25	9	144177240	160.82	F	$397,500.00	110	40	10
NW	18	27	2	W2	0	243	$2,145.23	10	144177150	160.46	F	$445,000.00	145	0	15
NE 12-27-3-W2 Blk/Par A-Plan 101692302					0 8	243	$2,011.34	11	151941427 151982455	160.07	F	$413,000.00	147	0	15
NW	17	27	2	W2	1	243	$1,781.75	12	203212617	147.42	F	$369,600.00	107	40	0
NE	17	27	2	W2	0	243	$2,732.40	13	144177138	161.07	F	$566,800.00	160	0	0
SW	17	27	2	W2	0	243	$1,844.90	14	144177116	160.44	H	$382,700.00	120	15	25
NW	17	27	1	W2	0	243	$1,812.12	15	144151387	160.25	G	$375,900.00	145	0	15
SW	17	27	1	W2	0	243	$1,119.86	16	144186060	160.27	G	$232,300.00	95	50	15
Totals						$33,702.94				2547.69		$6,987,000.00	2216	185	148

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Contact Listing Agent For More Information

Harry Sheppard
Broker/REALTOR®
SHEPPARD REALTY
Cell: 306-530-8035
harry@sheppardrealty.ca

Devan Sheppard
Associate Broker/ REALTOR®
SHEPPARD REALTY
Cell: 306-530-4577
devan@sheppardrealty.ca