SHEPPARD REALTY

FOR SALE BY TENDER

5 QUARTER SECTIONS
ABERNETHY, SK AREA

OFFER SUBMISSION DEADLINE
12:00PM WEDNESDAY DECEMBER 16, 2026





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FARMLAND FOR SALE BY TENDER

Abernethy, SK Area

R.M. of Abernethy #186

Offer Submission Deadline

12:00PM Wednesday December 16, 2026

Titled Acres: 798.58

SAMA Cultivated Acres: 742

SAMA Native Grass Acres: 35

SAMA Other Acres: 24

SAMA Cultivated Acres Final Rating Weighted Average: 74.18

SAMA Assessed Value: $2,080,500

Soil Types: Predominantly Highly Productive Balcarres Clay & Oxbow Clay Loam

SCIC Soil Classifications: Two Quarters “C”, One Quarter “E” & 2 Quarters “F”

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Premium Farmland Near Abernethy, SK

Five quarter sections of productive farmland located just south of Abernethy, SK RM of Abernethy #186 are now for sale by tender!

The offering consists of 798.58 titled acres, with SAMA Field Sheets reporting 742 cultivated acres. The cultivated acres carry a SAMA soil final rating weighted average of 74.18. SAMA further identifies 35 native grass acres and 24 acres classified as other.

Situated in the Black Soil Zone, the land features predominantly Balcarres Clay and Oxbow Clay Loam soil types. Saskatchewan Crop Insurance soil classifications are as follows: Two quarters rated "C", one quarter rated "E", and two quarters rated "F".

The land will be available with vacant possession, allowing the successful buyer(s) to farm the property for the 2027 cropping season.

No mineral rights are included in the sale.

All parcels are connected in one contiguous block, with a half section situated north of the gravel road and three-quarter sections located south of the road.

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ASKING PRICE

$4,500,000.00

$5,635.00/Titled Acre

$6,064.69/SAMA Cultivated Acre

2.16 x Assessed Value

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Offer Tendering Process

Offers to purchase to be submitted/tendered to Sheppard Realty Corp. in writing by 12:00PM on Wednesday December 16, 2026. All offers to purchase will be presented at the same time to the Seller for their consideration after 12:00PM on Wednesday December 16, 2026.

Offers will be considered on the entire property or parts thereof.

Highest or any offer not necessarily accepted.

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

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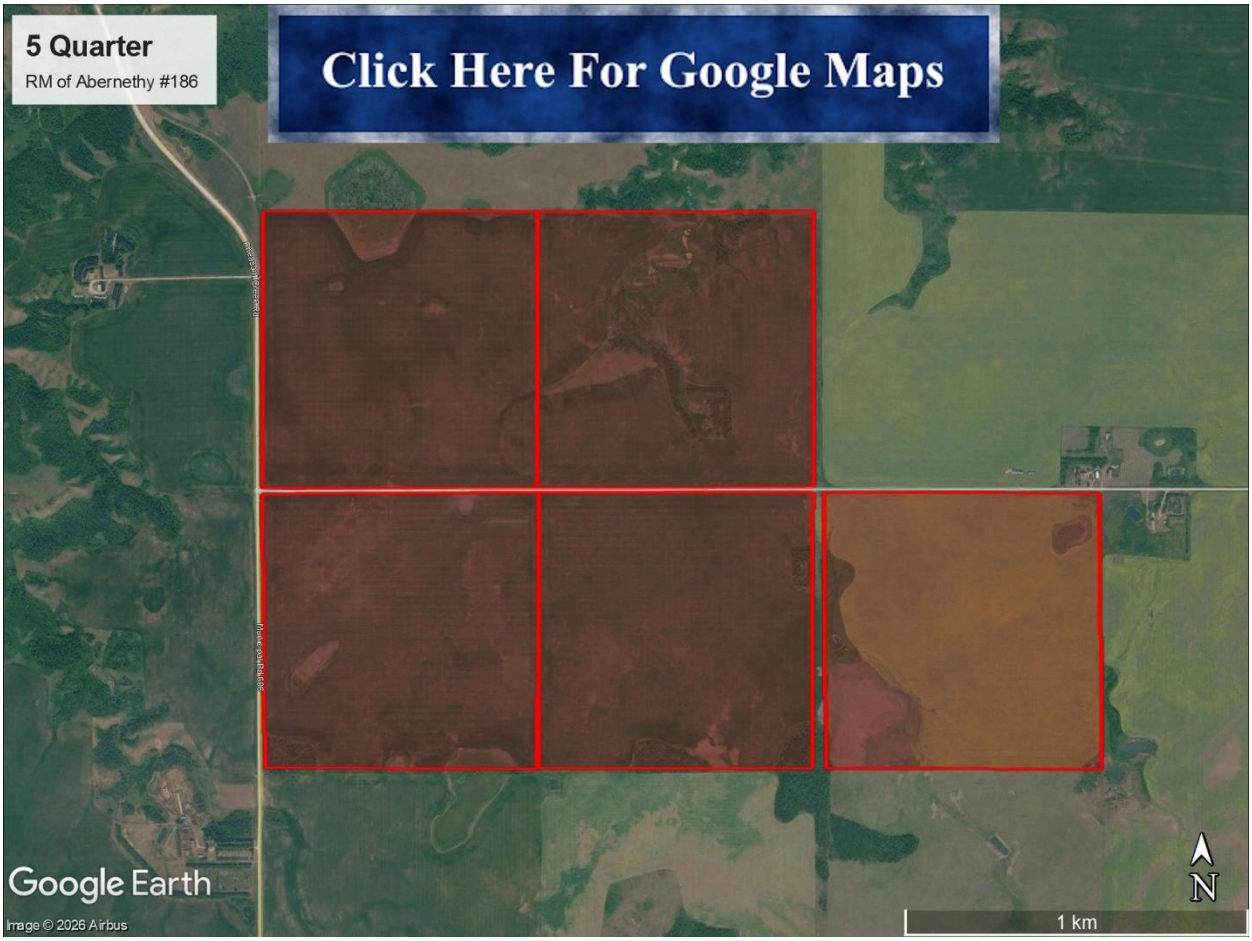
Farmland Property For Sale

RM of Abernethy #186

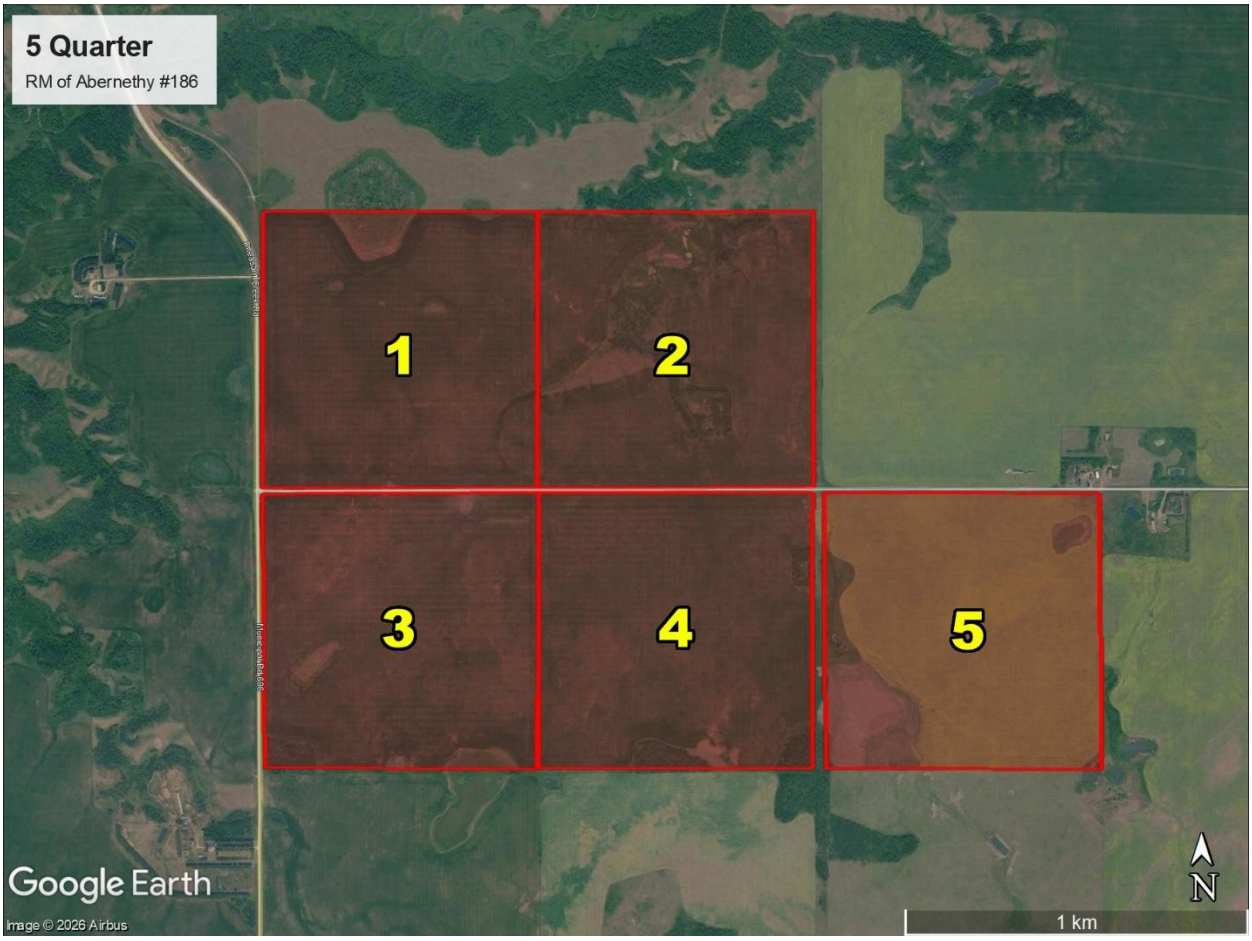
Abernethy, SK Area

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	17	20	10	W2	0	186	$1,364.40	1	110740968	160	C	$508,200.00	160	0	0
SE	17	20	10	W2	0	186	$1,009.21	2	110740957	159.94	C	$375,900.00	126	35	1
NW	8	20	10	W2	0	186	$1,124.65	3	110740610	159.75	E	$418,900.00	155	0	5
NE	8	20	10	W2	0	186	$1,081.97	4	110740621	159.17	F	$403,000.00	148	0	11
NW	9	20	10	W2	0	186	$1,005.44	5	110740654	159.72	F	$374,500.00	153	0	7
Totals							$5,585.67			798.58		$2,080,500.00	742	35	24

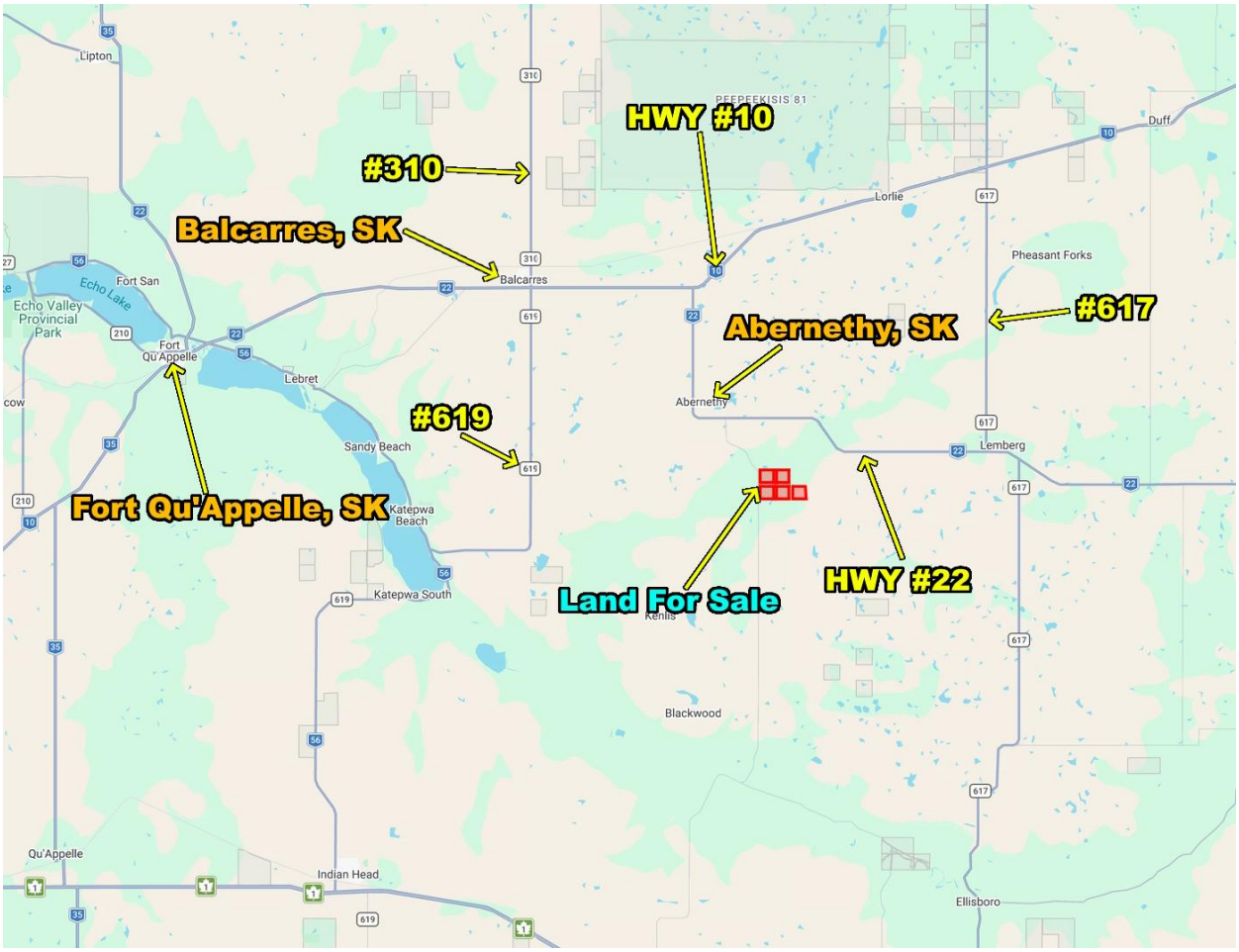
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Contact Listing Agent For More Information

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