

\$695,000 - Ne 27-49-25-3 N 1/2 Se 27-49-25-3, Rural

MLS® #A2150461

\$695,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 0.00 Acres

NONE, Rural, Saskatchewan

This block of grainland is located approximately nine miles north of Lashburn in the RM of Wilton providing direct access from Highway #303 or Range Road #3252 on the east boundary. Currently rented out with possession available after the 2024 harvest. The two parcels total 231.94 titled acres (ISC) with the tenant reporting 168 seeded acres (canola) in 2024; this may vary from year to year with climate conditions and agronomic practice. Saskatchewan Assessment Management Agency profile indicates 178 cultivated acres, with the balance wetland or waste. 2021 SAMA assessment was \$382,500. Soil Final Rating ranges from 65 to 82, primarily Waseca loam. Vendor reports surface lease revenue of \$9,920 from five sites, however, notice of remediation has been received on two wells (annual revenue \$1,700). The asking price of \$695,000 was established as follows: \$2,815 per title acre or \$3,887 per current cropable acre plus the contributory value of the surface leases at 4.2 times or \$42,000. SAMA assessment to sale price (ASPR) is 1.82 A detailed information package is available from listing office.



Essential Information

MLS® #	A2150461
Price	\$695,000
Sold Price	\$680,000

Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	Ne 27-49-25-3 N 1/2 Se 27-49-25-3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

Additional Information

Date Listed	July 18th, 2024
Date Sold	October 24th, 2024
Days on Market	98
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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