

# \$650,000 - Sw 7-49-26-3 Parcel D Se 7-49-26-3, Rural

MLS® #A2178237

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 165.05 Acres

NONE, Rural, Saskatchewan

This block of grainland is located approximately one mile north of Marshall in the RM of Wilton providing direct access from Highway 16 or Range Road #3265 on the east boundary. The three parcels total 165.05 titled acres (ISC) with approximately 120 acres currently in crop; this may vary from year to year with climate conditions and agronomic practice. Soil Final Rating ranges from 68 to 73, primarily Waseca clay loam. Crop history: 2024 peas, 2023 canola, 2022 barley. Vendor reports surface lease revenue of \$3,270 from one Cenovus site. The asking price of \$650,000 was established as follows: \$3,938 per title acre or \$5,300 per cropable acre plus the contributory value of the surface lease at 4.2 times or \$14,000. An accurate 2021 SAMA assessment is not available due to the recent subdivision of SE 07. A detailed information package is available from listing office.



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2178237      |
| Price      | \$650,000     |
| Sold Price | \$600,000     |
| Bathrooms  | 0.00          |
| Acres      | 165.05        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Sold          |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | Sw 7-49-26-3 Parcel D Se 7-49-26-3 |
| Subdivision | NONE                               |
| City        | Rural                              |
| County      | Saskatchewan                       |
| Province    | Saskatchewan                       |
| Postal Code | S0M 1R0                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 8th, 2024  |
| Date Sold      | November 18th, 2024 |
| Days on Market | 10                  |
| Zoning         | AG                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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