

# \$700,000 - Nw & Sw 2-45-26-3, Rural

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MLS® #A2215578

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 307.20 Acres

NONE, Rural, Saskatchewan

\$700,000 is the starting price / minimum opening offer for this half section of land to be sold by Progressive Tender® with all initial offers opened Noon, Tuesday July 8, 2025. This prime farmland comprising of 307 titled acres is located just two miles west of Neilburg in the Rural Municipality of Manitou Lake. SAMA profile for the NW 02-45-26-W3 indicates a total of 146 cultivated acres, with a Soil Final Rating on 136 acres ranging from 70 to 75, primarily Blaine Lake clay loam. 2024 SAMA assessment is \$282,200 and property taxes in 2024 were \$1,812. SAMA profile for the SW 02-45-26-W3 indicates a total of 145 cultivated acres with a Soil Final Rating of 76 on 127 acres, also Blaine Lake clay loam. The 2024 SAMA assessment is \$281,800 and property taxes in 2024 were \$1,810. Proposed possession date is October 15, 2025 as the current tenant lease expires December 31, 2025. Vendor advises there is no Right of First Refusal. Actual cropable acres may vary with weather conditions and agronomic practice. Adjacent ten-acre parcel with house and shop also available. Contact Listing Office for a detailed information package and mandatory offer requirements.



## Essential Information

MLS® #	A2215578
Price	\$700,000

Bathrooms	0.00
Acres	307.20
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Nw & Sw 2-45-26-3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 0B3

### Additional Information

Date Listed	May 9th, 2025
Days on Market	103
Zoning	AG

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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