

# \$700,000 - Ne & Sw & Se 22-51-23-3, Rural

MLS® #A2227458

**\$700,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 475.44 Acres

NONE, Rural, Saskatchewan

\$700,000 is the starting price/ minimum opening offer for three quarters land totalling 475.4 titled acres to be sold as one block by Progressive Tender® with all initial offers opened Noon, Tuesday August 5, 2025. Located one mile north & ½ mile west of the Toby Nollet Bridge, Hwy 21 in the RM of Frenchman Butte, Sask. SW 22-51-23-W3 â€“ SAMA profile indicates 120 cultivated acres, with balance waste. Soil final rating ranges from 31 to 48, primarily Whitesand sandy loam. 2025 SAMA assessment \$205,100. 2024 property taxes were \$631.86. Fenced perimeter; currently used as pasture. SE 22-51-23-W3 - SAMA profile indicates 70 acres of pasture, with balance cultivated land. Soil final rating ranges from 44 to 50, primarily Whitesand sandy loam. Old yard site featuring a metal Quonset, approximately 1,800 sq ft with dirt floor. 2025 SAMA assessment \$215,700. 2024 property taxes were \$665.08. NE 22-51-23-W3 Ext 2 - SAMA profile indicates 133 acres of pasture, with balance of cultivated land. Soil final rating ranges from 42 to 46, primarily Whitesand gravelly loam. 2025 SAMA assessment \$150,600. 2024 property taxes were \$383.62. Note municipal structure and acreage on north perimeter is not part of this offering. Cropable acres may vary with weather conditions and agronomic practise. Property offers significant potential to increase the number of seedable acres. Vendor states receiving \$39,478 in surface lease revenue in the past twelve months with one site being



reclaimed at this time; please check the tender website for updates. Proposed possession date is October 31, 2025. Contact Listing Office for a detailed information package and mandatory offer requirements.

### Essential Information

MLS® #	A2227458
Price	\$700,000
Bathrooms	0.00
Acres	475.44
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Ne & Sw & Se 22-51-23-3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 0W0

### Additional Information

Date Listed	June 10th, 2025
Days on Market	10
Zoning	AG

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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