



GRASSROOTS
REALTY GROUP

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PT SW 36-48-26 W3
Rural, Saskatchewan

MLS # A2328332



\$599,900

Division: NONE

Lot Size: 136.21 Acres

Lot Feat: -

By Town: -

LLD: 36-48-26-W3

Zoning: AGR

Water: -

Sewer: -

Utilities: -

Exceptional opportunity to own 136 acres of productive farmland located in the RM of Wilton, Saskatchewan. Featuring approximately 116 cultivated acres, this parcel offers very good quality farmland with gently rolling to flat topography, making it well suited for a variety of agricultural operations. The cultivated land is currently leased, providing immediate income potential for investors or owner-operators. In addition to the agricultural revenue, the property generates approximately \$8,920 annually in surface lease income from oil and gas operations, creating an excellent supplemental revenue stream. An added benefit is the adjoining Crown land, allowing use of the full quarter section and providing additional flexibility and value. Whether you're looking to expand your existing land base, add to your investment portfolio, or secure a productive farm with strong annual income, this property is one you won't want to miss.