

\$1,600,000 - Inland Drive - 160.72 Acres, Sherwood Rm No. 159

MLS® #SK015500

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 160.72 Acres

N/A, Sherwood Rm No. 159, Saskatchewan

Positioned at one of Regina's most strategic growth corridors, this 160.72-title-acre parcel presents a rare chance to secure premium land with immediate income and exceptional long-term upside. Located at the corner of Prince of Wales Drive and Inland Drive—just 1.5 miles north of Highway 46 and 1 mile east of Fleet Street—this property is surrounded by some of the city's most active commercial and industrial expansion. The land features high-quality Regina gumbo soil, soil class C, with approximately 137 cultivated acres currently in production based off SAMA records. It is leased for the 2025 and 2026 crop years, offering the purchaser steady rental income from day one. Beyond its agricultural strength, the property's location is its true differentiator—providing direct access to major transportation routes and placing it within minutes of Regina's industrial hub. With large-scale commercial and industrial developments already established nearby, demand for strategically located land in this corridor is only expected to intensify. This site offers a compelling blend of present-day agricultural value and significant future development potential—making it an ideal acquisition for developers, investors, and land bankers looking to position themselves ahead of Regina's growth curve. (id:6289)



Essential Information

Listing #	SK015500
Price	\$1,600,000
Bathrooms	0.00
Acres	160.72
Type	Agriculture

Community Information

Address	Inland Drive - 160.72 Acres
Subdivision	N/A
City	Sherwood Rm No. 159
Province	Saskatchewan
Postal Code	S4P3C7

Listing Details

Listing Office Sutton Group - Results Realty



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