

\$1,299,000 - Regina City Limits 120 Acres, Sherwood Rm No. 159

MLS® #SK020291

\$1,299,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 120.00 Acres

N/A, Sherwood Rm No. 159, Saskatchewan

This 120-acre parcel offers a rare combination of prime location and high-quality farmland, featuring Class B Regina Heavy Clay soil, well known for its productivity and long-term value. Situated only ½ mile south of Regina SIAST and directly bordering Regina's city limits, the property is strategically positioned near major traffic corridors, including Highway #1 and the University of Regina, making it highly desirable for a wide range of future uses. The land is currently zoned Agricultural (AG) but holds strong redevelopment potential with RM approval. Possible opportunities include commercial, industrial, residential, or mixed-use development, making it an exceptional holding property for investors with vision. In the interim, the land generates steady income. It is rented on a year-to-year basis to a local farmer, and there is also an option for a company to lease up to 30 acres on the northwest corner at \$35,000 per year, further enhancing its investment appeal. (id:6289)

Essential Information

Listing #	SK020291
Price	\$1,299,000
Bathrooms	0.00
Acres	120.00



Type Agriculture

Community Information

Address Regina City Limits 120 Acres
Subdivision N/A
City Sherwood Rm No. 159
Province Saskatchewan
Postal Code S0G4G0

Amenities

Features No bush

Listing Details

Listing Office Sutton Group - Results Realty



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