SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Prairie Gate Quarter Section

Sample Road, R.M. of Laird, SK (invented address)

9 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

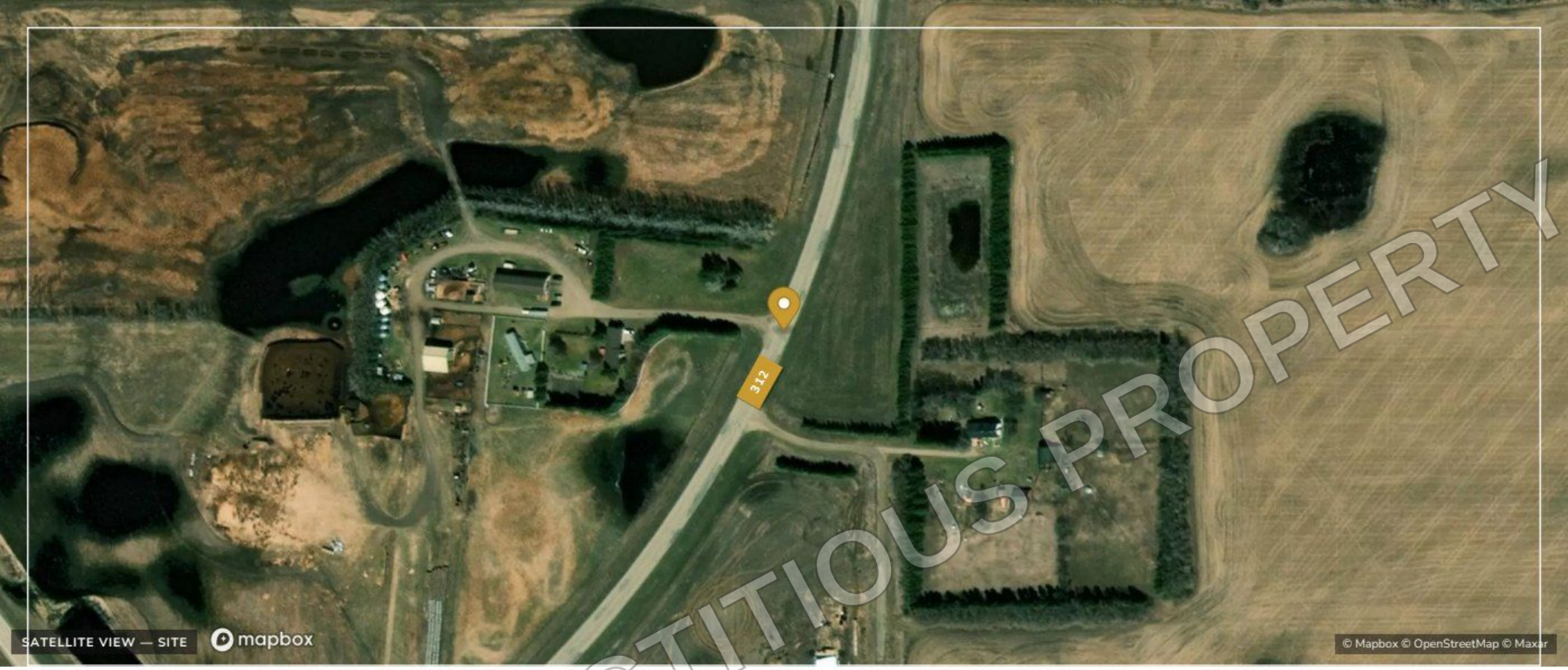
Maps, demographics and other location data are shown as the product prints them, with their sources.

Pages in this file:

- Cover (page 1)
- Executive summary (page 3)
- Highlights (page 4)
- The offering (page 5)
- Site overview (page 6)
- Zoning (page 7)
- Drive times (page 9)
- Labour & demographics (page 12)
- Trade area (page 13)

SAMPLE – FICTITIOUS PROPERTY

Make one for your own listing with a free watermarked preview: offeringstack.com/start



SAMPLE – FICTITIOUS PROPERTY

FOR SALE

PRAIRIE GATE QUARTER SECTION

SAMPLE ROAD QUARTER SECTION, HEPBURN, SASKATCHEWAN

158.6 ACRES OF CULTIVATED FARMLAND ON A PAVED PROVINCIAL HIGHWAY

Asking $1,190,000 · $7,503 / acre

Morgan Reid (fictitious)
Farm & Ranch Specialist
306-555-0119
morgan@example.com

PRAIRIE QUARTER LAND ADVISORS (INVENTED BROKERAGE)

EXECUTIVE SUMMARY

A fictitious 158.6-acre quarter section of cultivated farmland with 2,640 feet of frontage on a paved provincial highway north of Saskatoon. No buildings, no tenants, no leases and no photographs are included; the listing is a fictitious OfferingStack sample with a sparse rural land offering.

ASKING PRICE

$1,190,000

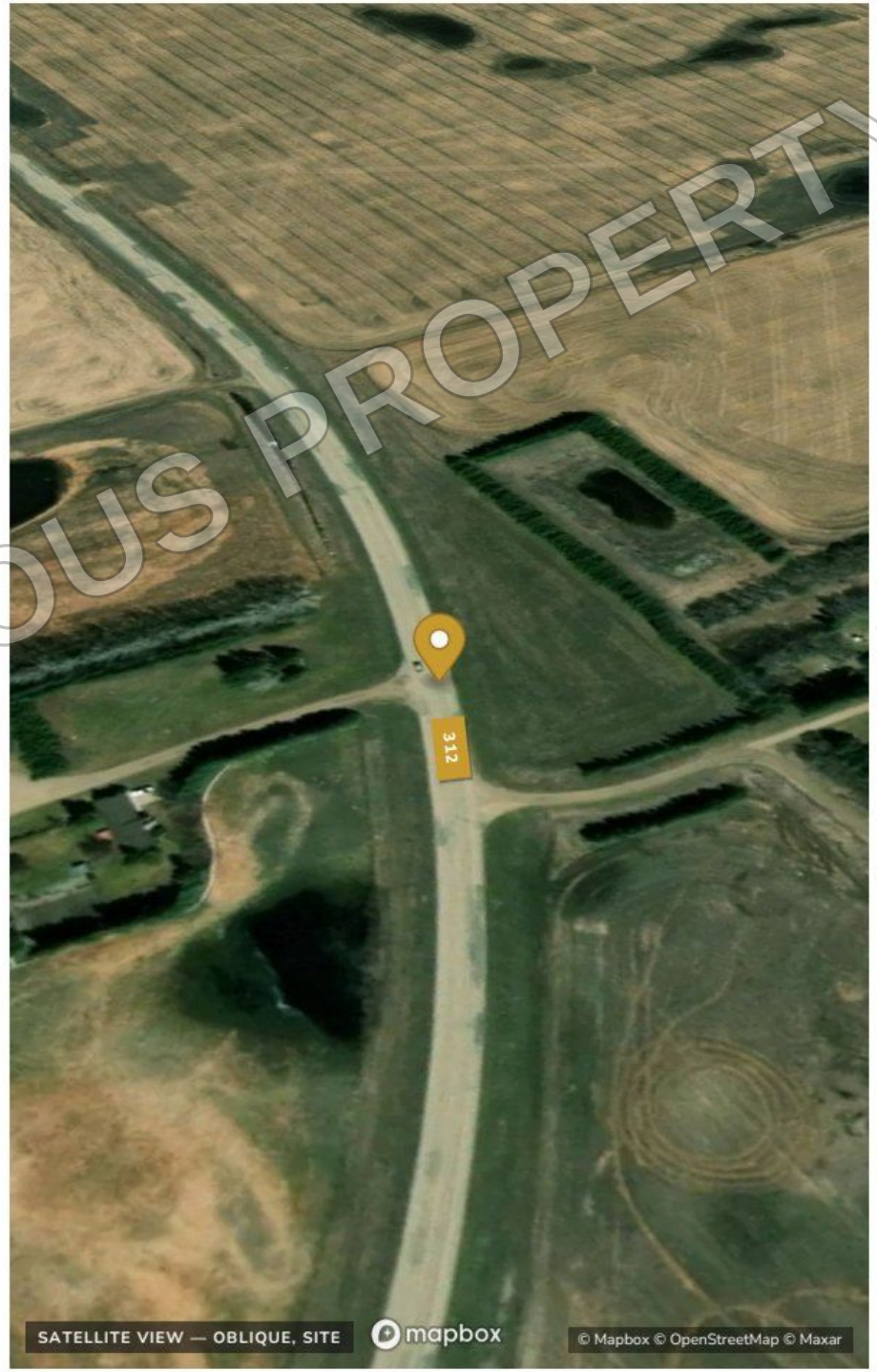
SITE AREA

158.6 Acres

PRICE / ACRE

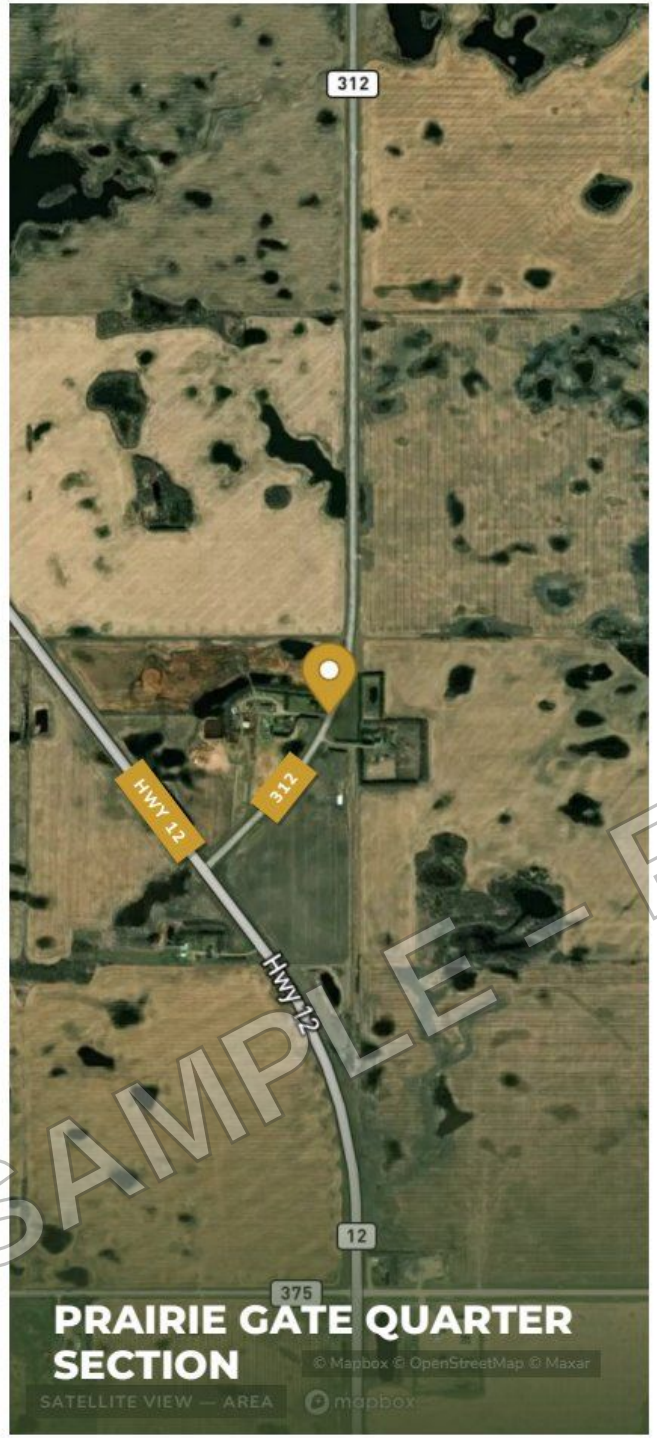
$7,503

Calculated from supplied figures



SAMPLE – FICTITIOUS PROPERTY

PROPERTY HIGHLIGHTS



158.6-ACRE SITE

Frontage: 2,640 ft on Sample Road.

ZONED AR — AGRICULTURAL RESOURCE

Permits grain and oilseed production, livestock, one farm residence and 1 more use.

36,000+ PEOPLE WITHIN A 30-MIN DRIVE

A 30-minute drive reaches Warman, Martensville, Saskatoon, Dalmeny and 9 more.

SASKATOON INTL AIRPORT IN 33 MIN

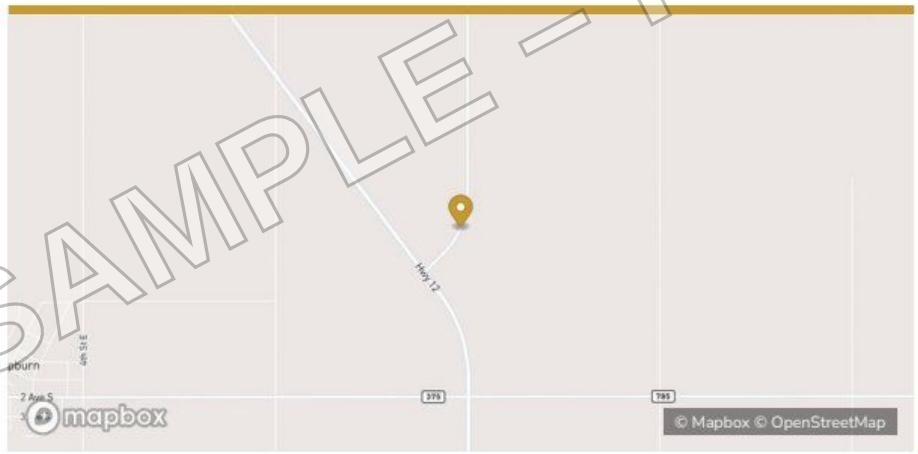
33-minute drive (44 km) to Saskatoon Intl Airport.

SAMPLE – FICTITIOUS PROPERTY

THE OFFERING

PROPERTY DETAILS

ASKING PRICE	$1,190,000
PROPERTY TYPE	Land
LAND AREA	158.6 acres (64.2 ha)
CULTIVATED	~ 148 acres
LEGAL	Sample Road
IMPROVEMENTS	None
FRONTAGE	2,640 ft on Sample Road
PRICE / ACRE	$7,503 (calculated)



Sold as is, vacant possession after the 2026 harvest.

FOR MORE INFORMATION

Morgan Reid (fictitious)

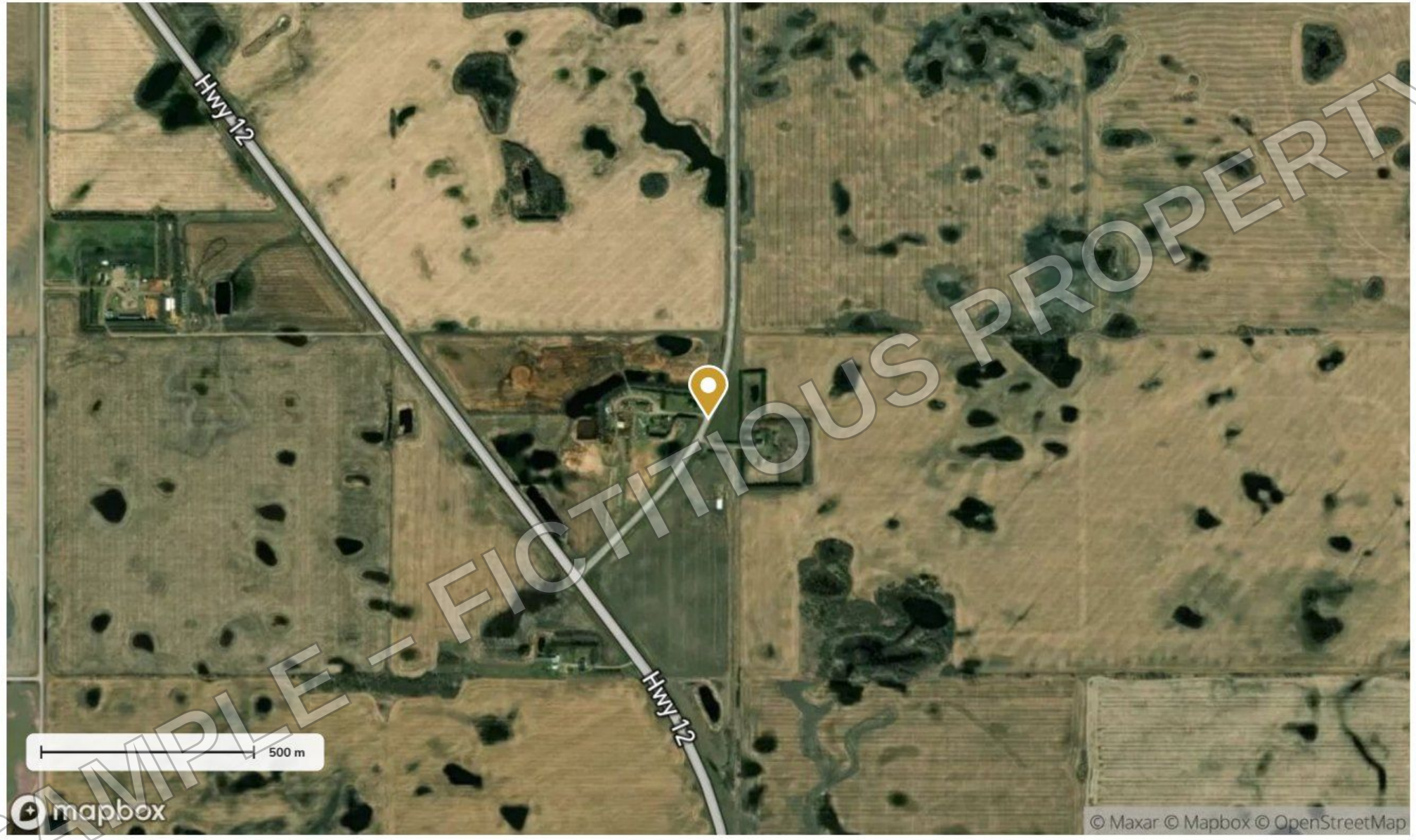
Farm & Ranch Specialist

306-555-0119 · morgan@example.com

PRAIRIE QUARTER LAND ADVISORS

SAMPLE – FICTITIOUS PROPERTY

SITE OVERVIEW | HEPBURN, SASKATCHEWAN



SAMPLE – FICTITIOUS PROPERTY

SITE AREA

158.6 Acres

64.2 ha (calculated)

FRONTAGE

2,640 ft on Sample Road

ZONING

AR — Agricultural Resource

Satellite view framed to the site area. The pin marks the address location; parcel boundaries are not shown — refer to the survey or legal description.

ZONING

AR — AGRICULTURAL RESOURCE

Illustrative zoning for this fictitious sample; verify with the rural municipality.

Jurisdiction: R.M. of Laird No. 404.

PERMITTED USES

- Grain and oilseed production
- Livestock (limited)
- One farm residence
- Agricultural storage

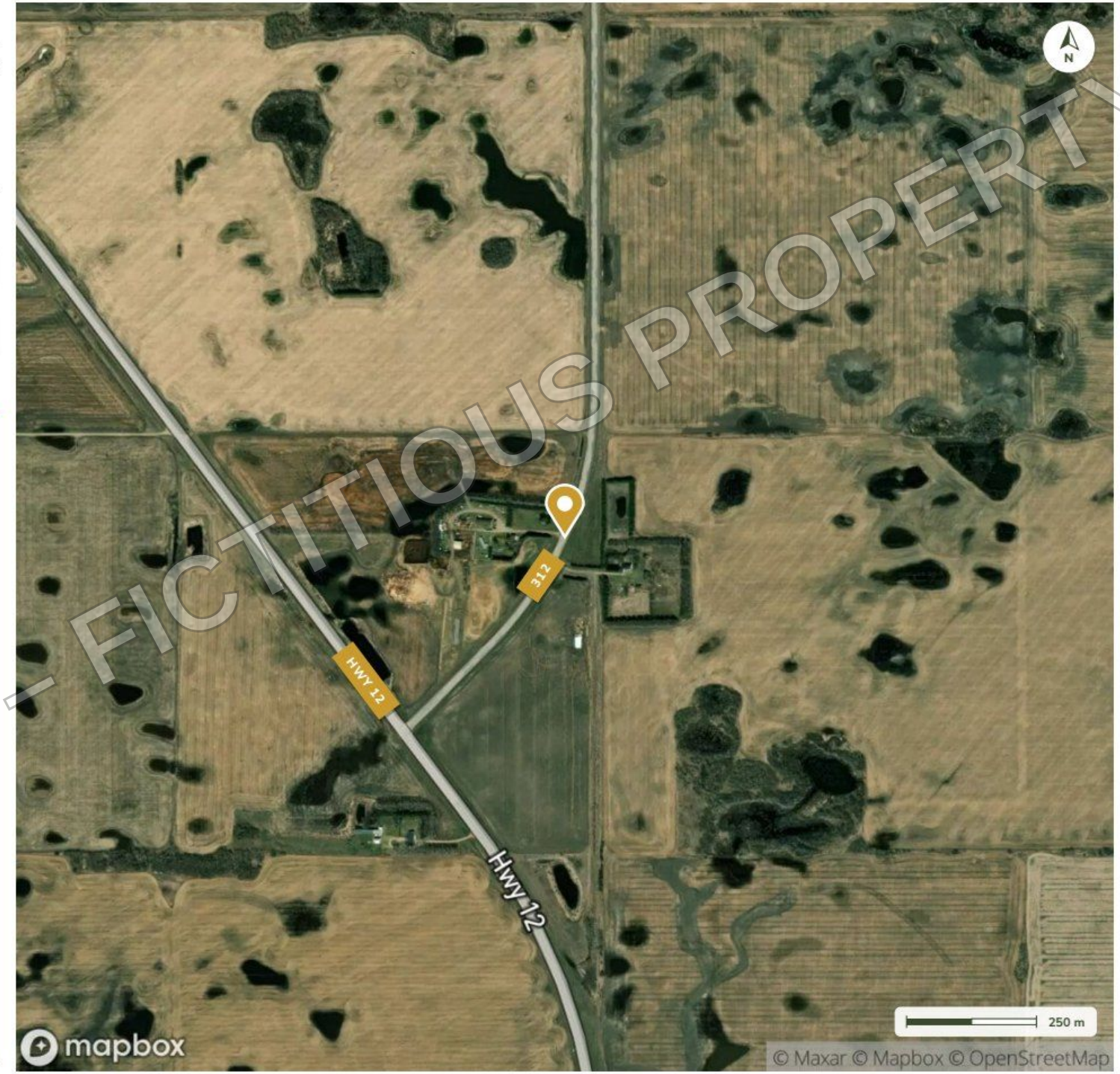
AT A GLANCE

LAND AREA

158.6 acres (64.2 ha)

CULTIVATED

~ 148 acres



SAMPLE – FICTITIOUS PROPERTY

DRIVE TIMES

HEPBURN, SASKATCHEWAN

Destinations

Saskatoon Intl Airport	33 MINS
Hepburn (centre)	6 MINS
CPKC Regina Intermodal Terminal	191 MINS

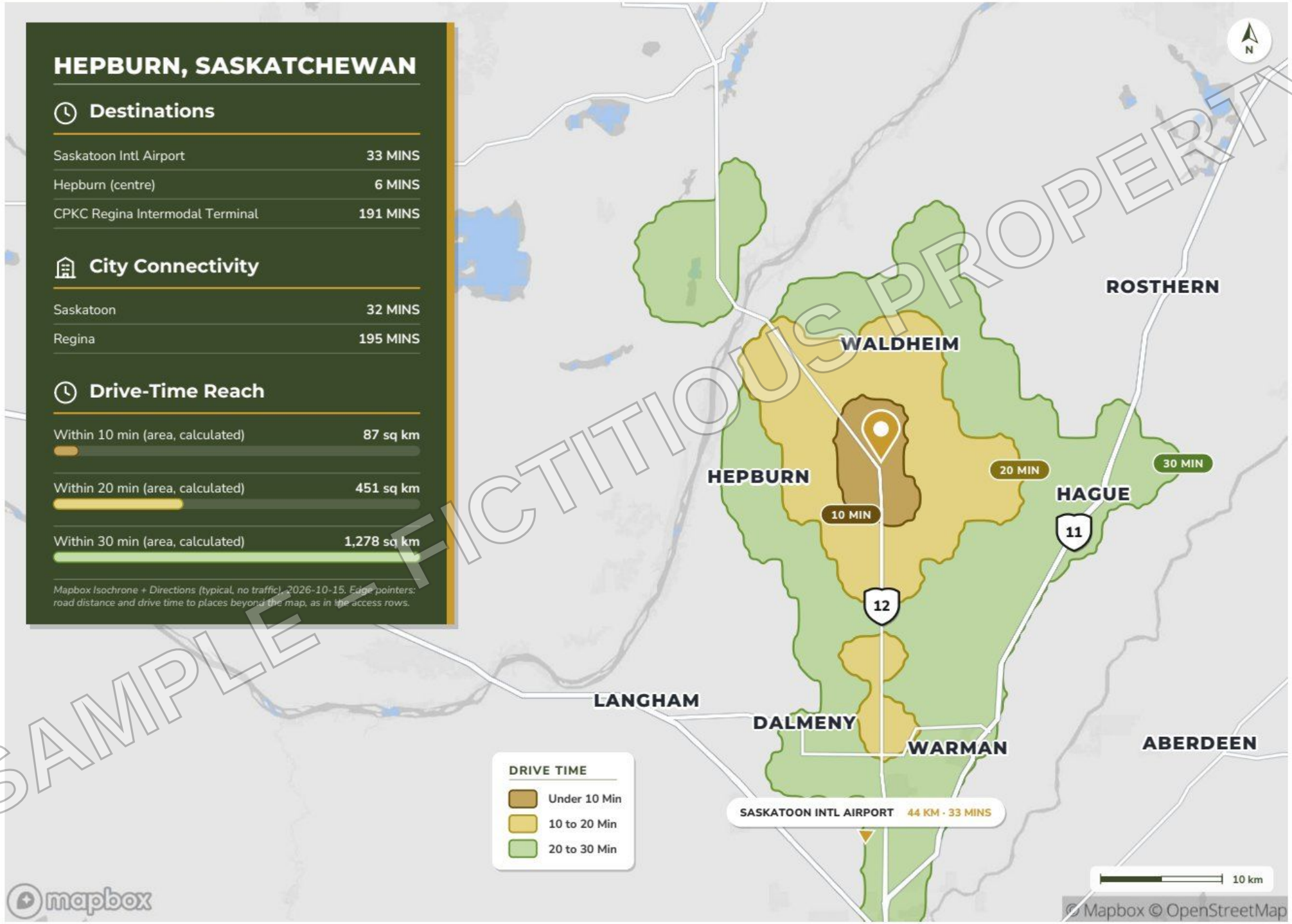
City Connectivity

Saskatoon	32 MINS
Regina	195 MINS

Drive-Time Reach

Within 10 min (area, calculated)	87 sq km
Within 20 min (area, calculated)	451 sq km
Within 30 min (area, calculated)	1,278 sq km

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-15. Edge pointers: road distance and drive time to places beyond the map, as in the access rows.



SAMPLE – FICTITIOUS PROPERTY

LABOUR & DEMOGRAPHICS

HEPBURN

36,000+
POP. WITHIN 30-MIN DRIVE

19,000+
LABOUR FORCE, 30-MIN DRIVE

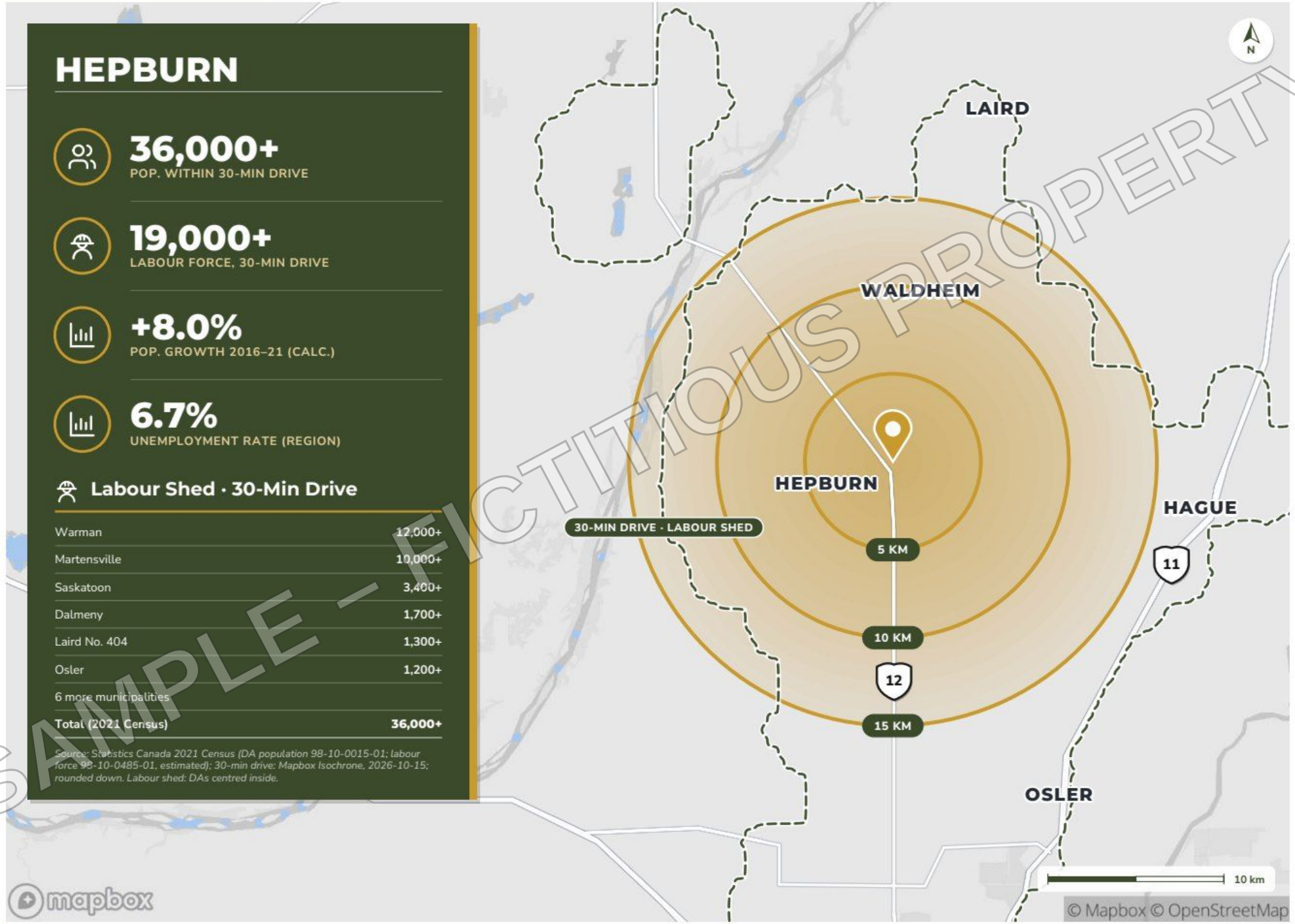
+8.0%
POP. GROWTH 2016–21 (CALC.)

6.7%
UNEMPLOYMENT RATE (REGION)

Labour Shed · 30-Min Drive

Warman	12,000+
Martensville	10,000+
Saskatoon	3,400+
Dalmeny	1,700+
Laird No. 404	1,300+
Osler	1,200+
6 more municipalities	
Total (2021 Census)	**36,000+**

Source: Statistics Canada 2021 Census (DA population 98-10-0015-01; labour force 98-10-0485-01, estimated); 30-min drive: Mapbox Isochrone, 2026-10-15; rounded down. Labour shed: DAs centred inside.



SAMPLE – FICTITIOUS PROPERTY

TRADE AREA

SAMPLE ROAD QUARTER SECTION, HEPBURN, SASKATCHEWAN

RESIDENTS AND HOUSEHOLDS WITHIN 5 KM

WITHIN	5 KM
Population (2021)	780+
Private households	260+
Average household size	2.9
Median household income (approx.)	$92,000
Age 0–14	26.9%
Age 15–64	63.5%
Age 65+	9.6%
Labour force	430+
Employed	400+

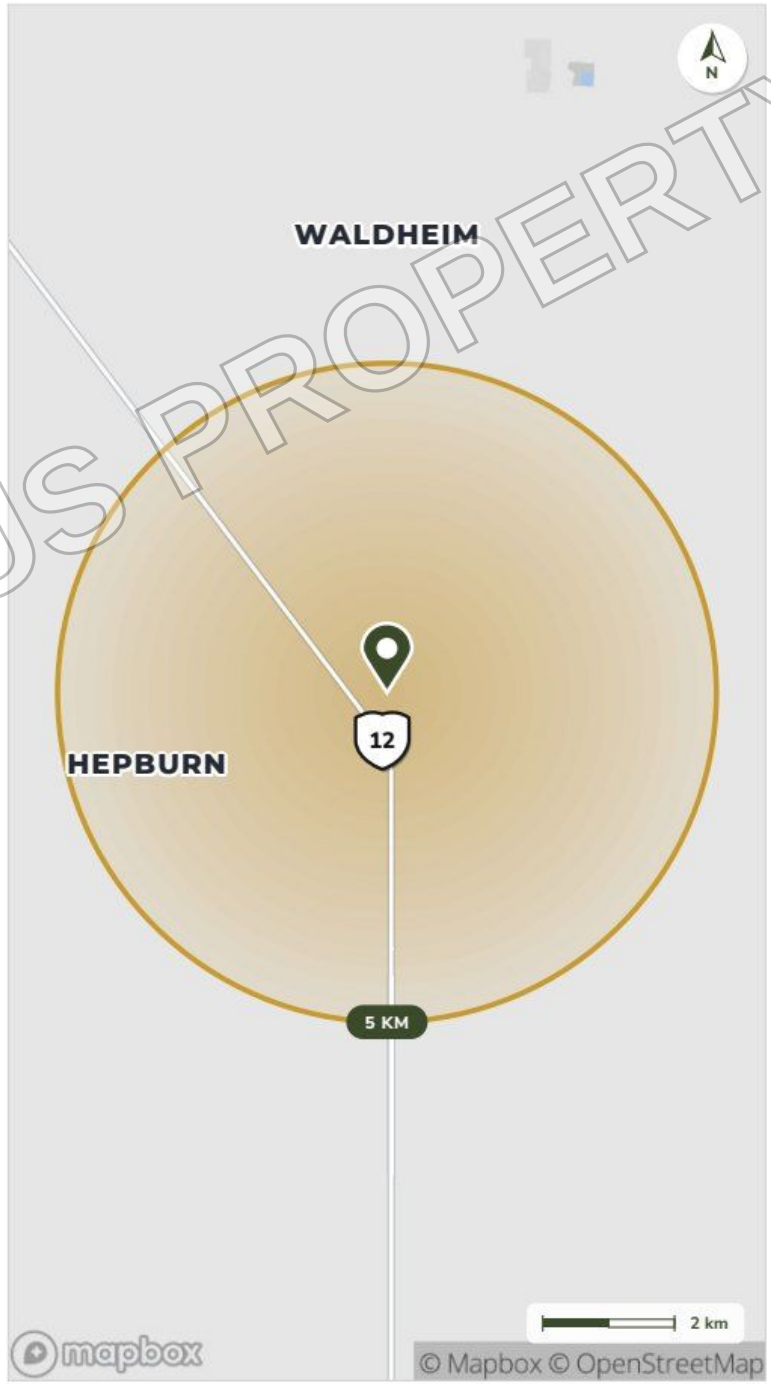
Source: Statistics Canada, 2021 Census Profile (98-401-X2021006), DA level, retrieved 2026-10-15; DAs by centroid in straight-line rings; sums rounded down; income approx. Straight-line rings around the property; figures rounded down; a blank cell means no published figure for that ring.

780+
Population (2021) · within 5 km

260+
Private households · within 5 km

$92,000
Median household income (approx.) · within 5 km

430+
Labour force · within 5 km



SAMPLE – FICTITIOUS PROPERTY