



\$455,000

Pelly 159 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 301 St Philips
Closest Town:	Pelly	Location:	Saskatchewan
MLS Number:	SK043489	Title Acres (ISC):	159.1
Cultivated Acres:	117	Soil Final Rating:	64.2
Price:	\$455,000	\$/Titled Acres:	\$2,859.84
Avg AV/Qtr:	\$284,700	Farmland:	\$455,000
P/AV Multiple:	1.61		
Enterprise:	Grain		

Description

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One quarter section of arable farmland, located southeast of Pelly and northeast of Kamsack, Saskatchewan in the Rural Municipality of St. Philips #301.

Quality farmland mapped as Pelly and Whitewood soils, Canada Land Inventory (CLI) Class 2, with Soil Final Rating of 64.2 points per cultivated acre. There are 117 cultivated acres, leased for 2026 and available to farm in 2027, with no Right of First Refusal.

NE-21-32-31-W1

159.10 title acres (ISC)

117 cultivated acres (SAMA)

\$283,000 2026 assessed value

64.2 soil final rating (weighted average)

\$2,860 per total acre (ISC)

\$3,889 per cultivated acre (SAMA)

1.61 times the 2026 assessment

\$455,000 Total List Price

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
301	NE	21	32	31	1	0	159.10	117	159	117	0	0	42	\$283,000	Pelly; Whitewood	Clay Loam	64.2	F	14	\$1,511.37
Totals							159.10	117	159	117	0	0	42	\$283,000	Weighted Average Final Rating 64.2					\$1,511.37

Average per 160 acres \$284,780

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specific information such as: assessed value, uses of soil (cultivated, arable, pasture, wetlands, etc), number of acres for each use, soil profile information including association & texture, topography, stones, salinity and soil final rating.

Soil Final Rating

The final rating (FR) is the productivity rating for the acres adjusted for economic factors that affect the average cost of production for specified features. The economic factors include stones, topography, natural hazards, man-made hazards, tree cover and miles to market. The final rating units are index points per acre. Soils are given a rating from 100 (best) to 0 (worst). Soils with a final rating under 30 are marginal and rarely cropped.

<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

Saskatchewan Crop Insurance Corporation (SCIC)

SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

Sask Grains Risk Zones

<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>





