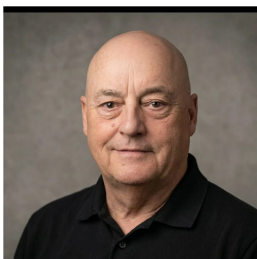




\$725,000

Alticane 161 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
Closest Town:	Alticane	Location:	Saskatchewan
MLS Number:	SK046701	Title Acres (ISC):	161
Cultivated Acres:	145	Soil Final Rating:	69.9
Price:	\$725,000	\$/Titled Acres:	\$4,503.11
Avg AV/Qtr:	\$381,300	Farmland:	\$725,000
P/AV Multiple:	1.9		
Enterprise:	Grain		

Description

One quarter of good grain farmland located southwest of Alticane, SK.

Farmland & Price Summary

1 parcel

161 title acres (ISC)

SAMA Information

160 total acres

145 cultivated acres

15 wetland/bush acres

\$381,300total 2025 assessed value (AV)

\$381,300average assessment per 160 acres

69.9 soil final rating (weighted average)

\$725,000Farmland Price

\$4,500per title acre (ISC)

\$5,000per cultivated acre (SAMA)

1.90 times the 2025 assessed value (P/AV multiple)

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
436	NE	5	45	11	3	0	161.12	160	145	0	0	15	\$381,300	Mayfair	Loam	69.92	G	22
Totals							161.1	160	145	0	0	15	\$381,300	Weighted Average Final Rating 69.9				

Average per 160 acres \$381,300

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>





