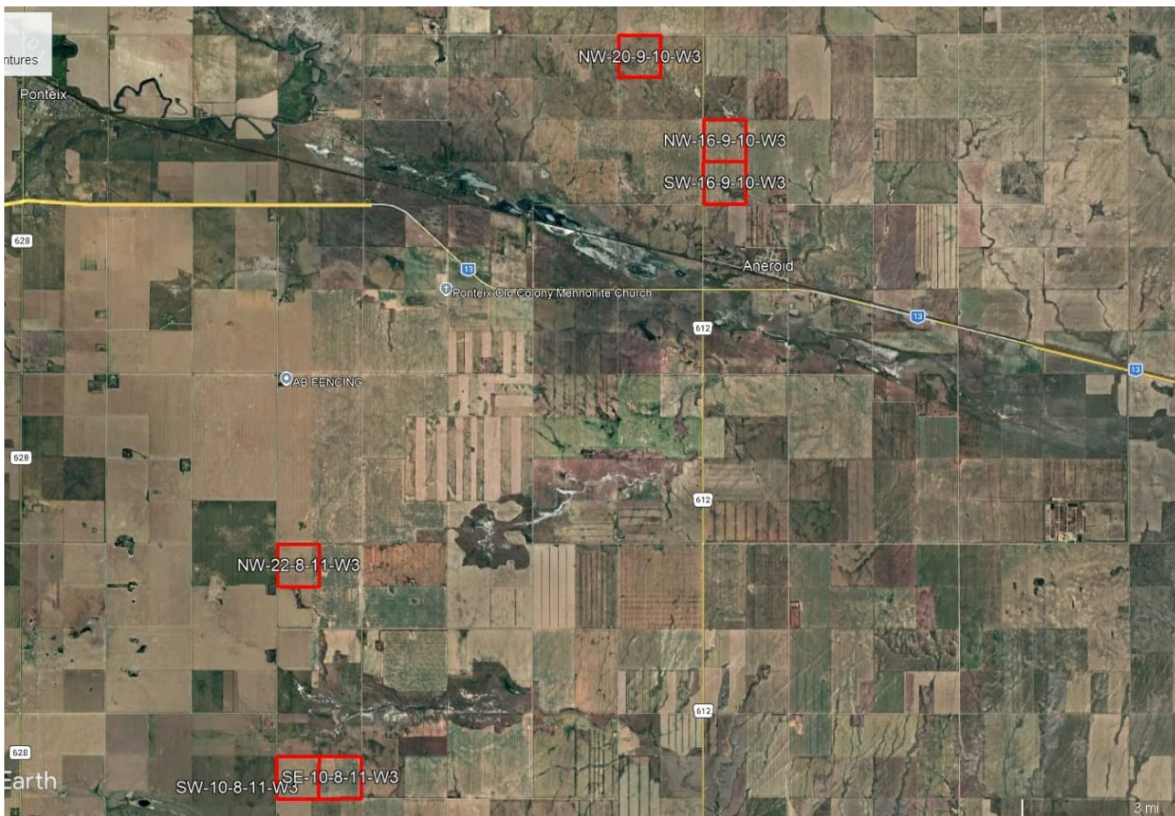




\$3,900,000

Aneroid 953 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 076 Auvergne
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Closest Town:	Aneroid	Location:	Saskatchewan
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Title Acres (ISC):	953.47	Cultivated Acres:	907
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Soil Final Rating:	56.42	Price:	\$3,900,000
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\$/Titled Acres:	\$4,090.32	Avg AV/Qtr:	\$326,893
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Farmland:	\$3,900,000	P/AV Multiple:	2
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Enterprise:	Grain
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Description

RM 76 is a six-quarter grain land package located in southwest Saskatchewan, offering a highly cultivated land base in a productive farming region. The property totals 953.47 ISC title acres, with SAMA reporting 907 cultivated acres, 20 hay acres, and 27 acres classified as other land. The land is comprised of Fox Valley, Ardill, and Birsay soil associations with silt clay, clay loam, and loam soil textures, providing a diverse yet productive soil profile capable of supporting a wide range of cereal, oilseed, and pulse crop rotations. The package carries a 2025 SAMA weighted average Soil Final Rating of 56.42 points per acre and includes SCIC Soil Classes F, G, H, and J, reflecting moderate variability across the six quarters while offering a strong predominance of cultivated acres.

With approximately 95% of the SAMA acres in cultivation, this package represents an excellent opportunity for producers seeking to expand their grain farming operation with a contiguous and highly productive land base. The combination of strong cultivated acreage, diverse soil associations, and efficient field layout makes this an attractive acquisition in an established agricultural area. The property is available for the 2027 crop year, allowing the successful purchaser to incorporate the land into future farming operations with certainty.



Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
76	SW	16	9	10	3	0	158.87	159	139	0	0	20	322,600	Fox Valley	Silty Clay	61.68	F	3	\$1,254.00
76	NW	16	9	10	3	0	158.81	159	152	0	0	7	367,900	Fox Valley	Silty Clay	64.36	F	3	\$1,431.00
76	NW	20	9	10	3	0	160.07	160	160	0	0	0	314,200	Ardill	Clay Loam	52.24	H	3	\$1,222.00
76	SE	10	8	11	3	0	158.09	158	158	0	0	0	296,900	Birsay	Loam	50.73	J	3	\$1,155.00
76	SW	10	8	11	3	0	158.10	158	158	0	0	0	310,500	Ardill	Clay Loam	52.27	J	3	\$1,207.00
76	NW	22	8	11	3	0	159.53	160	140	20	0	0	337,000	Fox Valley	Silty Clay	58.23	G	3	\$1,310.00
Totals							953.47	954	907	20	0	27	1,949,100	Weighted Average Final Rating 56.42					\$7,579.00

Average per 160 acres 326,893

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>

