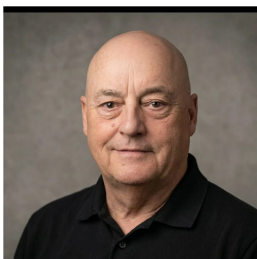




\$1,075,000

Blaine Lake 414.5 acres Farmland



Kevin Jarrett

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Property Details

Service Type:	Listing	Rural Municipality:	RM 434 Blaine Lake
Closest Town:	Blaine Lake	Location:	Saskatchewan
MLS Number:	SK027379	Title Acres (ISC):	414.5
Cultivated Acres:	252	Soil Final Rating:	40.6
Price:	\$1,075,000	\$/Titled Acres:	\$2,593.49
Avg AV/Qtr:	\$184,237	Farmland:	\$825,000
Improvements:	\$250,000	P/AV Multiple:	1.63
Enterprise:	Hay (arable)		

Description

This farmland package is located approximately 10 miles east of Blaine Lake, Saskatchewan, toward the North Saskatchewan River.

The property includes a gravel deposit, and an Aggregate Potential Study is available for review. All acres identified by SAMA as cultivated are currently seeded to grass, making the land well suited for grazing and livestock use.

Improvements include cross-fencing, power, a well, water line, hydrant, three water troughs and water tires throughout the property. In September 2026, the vendor invested approximately \$5,000 to repair the pump house and install new metal cladding.

Farmland & Price Summary

4 Parcels

414.5 Title Acres (ISC)

SAMA Information

439 Total Acres

252 Cultivated Acres

75 Hay/Grass Acres

112 Wetland/Bush Acres

\$505,500 Total Assessed Value

\$184,237 Average Assessment per 160 Acres

40.6 Soil Final Rating (Weighted Average)

\$825,000 Farmland Price

\$1,991 per Total acre (ISC)



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\$3,274 per cultivated acre (SAMA)
1.63 times the 2025 Assessed Value

\$250,000 Gravel / Aggregate

\$1,075,000 Total Price

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
434	RL1	S1/2 35&36	44	5	3	1,2	127.0	123	20	75	0	28	\$143,400	Meota	Loamy Sand	39.5		
434	RL2	S1/2 35&36	44	5	3	1,2	119.5	132	102	0	0	30	\$162,000	Meota	Loamy Sand	38.5		
434	RL3	S1/2 35&36	44	5	3	1,2	119.7	136	104	0	0	32	\$157,900	Meota	Loamy Sand	42.6		
434	NW	26	44	5	3	Blk/Par A-Plan 101896645 Ext 0	48.3	48	26	0	0	22	\$42,200	Meota	Loamy Sand	44.3	J	18
Totals							414.5	439	252	75	0	112	\$505,500	Weighted Average Final Rating 40.6				

Average per 160 acres **\$184,237**

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









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