



\$1,877,000

Blumenort 478 acres Grain Farmland (MAV)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 107 Lac Pelletier
Closest Town:	Blumenort	Location:	Saskatchewan
MLS Number:	SK043882	Title Acres (ISC):	478.01
Cultivated Acres:	285	Soil Final Rating:	53.98
Price:	\$1,877,000	\$/Titled Acres:	\$3,926.70
Avg AV/Qtr:	\$250,387	Farmland:	\$1,877,000
P/AV Multiple:	2.52		
Enterprise:	Grain		

Description

RM 107 is a three-quarter land package located in southwest Saskatchewan, offering a balanced combination of cultivated farmland and native pasture well suited to mixed farming and livestock operations. The property totals 478.01 ISC title acres, with SAMA reporting 285 cultivated acres, 181 pasture acres, and 10 acres classified as other land. The predominant Swinton and Wood Mountain soil associations, consisting of silt loam and clay loam textures, provide a productive foundation for both annual cropping and forage production across this diversified land base. The package carries a 2025 SAMA weighted average Soil Final Rating of 53.98 points per acre and is classified as SCIC Soil Class K, reflecting land best suited to mixed agricultural production within this region.

The combination of productive cultivated acres and well-established pasture provides flexibility for a variety of agricultural operations, whether expanding an existing grain farm, supporting a livestock enterprise, or operating a mixed farming business. The property will be available for the 2027 crop year, providing the successful purchaser with the opportunity to incorporate the land into future cropping or grazing plans 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
107	NE	20	11	13	3	0	160.34	160	110	0	40	10	253,900	Swinton	Silt Loam	52.56	K	6	\$713.00
107	NW	20	11	13	3	0	157.63	156	65	0	91	0	222,200	Wood Mountain	Clay Loam	56.34	K	6	\$511.00
107	SE	29	11	13	3	0	160.04	160	110	0	50	0	268,800	Swinton	Silt Loam	54.01	K	6	\$755.00
Totals							478.01	476	285	0	181	10	744,900	Weighted Average Final Rating 53.98					\$1,979.00

Average per 160 acres 250,387

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>







