



\$595,000

Brillinger 200 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 095 Golden West
Closest Town:	Stoughton	Location:	Saskatchewan
MLS Number:	SK050678	Title Acres (ISC):	198.6
Cultivated Acres:	170	Soil Final Rating:	37.9
Price:	\$595,000	\$/Titled Acres:	\$2,995.97
Avg AV/Qtr:	\$197,200	Farmland:	\$595,000
P/AV Multiple:	2.41		
Enterprise:	Grain		

Description

Located in the RM of Golden West No. 95, southeast of Corning and northeast of Stoughton, this productive farmland offering includes approximately 200 acres across five adjoining titled parcels. The property features 170 cultivated acres, Weyburn loam soils and \$7,800 in annual surface lease revenue. Grid roads provide good access, and the SW corner of the property features an old yard site with mature trees. The land is available for farming in the 2027 crop year. Annual taxes are \$494.18.

The property lies within SE 15-10-7 W2, Extensions 5, 6 & 9 and SW 15-10-7 W2, Extensions 7 and 8 creating a full mile of farmland. The property totals 198.58 titled acres, with SAMA reporting 200 acres and is a great opportunity to add productive acres to an operation or to buy an investment with established surface lease revenue.

Farmland & Price Summary

5 parcels

199 title acres (ISC)

SAMA Information

200 total acres

170 cultivated acres

10 native pasture acres

20 wetland/bush acres

\$246,500 total 2026 assessed value (AV)



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\$197,200 average assessment per 160 acres
37.9 soil final rating (weighted average)
\$595,000 Farmland Price
\$2,996 per title acre (ISC)
\$3,500 per cultivated acre (SAMA)
2.41 times the 2026 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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
95	SE	15	10	7	2	5	39.9	120	100	0	10	10	\$147,100	Weyburn	Loam	38.1	M	5
95	SE	15	10	7	2	6	39.9	0										
95	SE	15	10	7	2	9	39.8	0										
95	SW	15	10	7	2	7	40.0	80	70	0	0	10	\$99,400	Weyburn	Loam	37.8	O	5
95	SW	15	10	7	2	8	39.1	0										
Totals							198.6	200	170	0	10	20	\$246,500	Weighted Average Final Rating 37.9				

Average per 160 acres \$197,200

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>









