$209,000

Broderick 162.7 acres Scenic Pastureland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 254 Loreburn
Closest Town:	Broderick	**Location:**	Saskatchewan
MLS Number:	SK052925	**Title Acres (ISC):**	163
Cultivated Acres:	15	**Soil Final Rating:**	40.7
Price:	$209,000	**$/Titled Acres:**	$1,282.21
Avg AV/Qtr:	$139,800	**Farmland:**	$209,000
P/AV Multiple:	1.49		
Enterprise:	Hay (arable), Pasture		

Description

Broderick 162.7 Acres Scenic Pastureland

Situated near the South Saskatchewan River in the RM of Loreburn No. 254, this scenic quarter offers pasture, recreational appeal and potential for a future acreage or yardsite. Prominent hills provide expansive views of the surrounding countryside, while a winding creek, sheltered draws and pockets of brush give the property its distinctive character.

The property comprises 162.7 titled acres, with SAMA identifying 145 acres of pasture and 15 cultivated acres. A creek flows through the property and receives spillway drainage from the irrigation district. Perimeter fencing is in place.

Access from a gravel road along the south boundary and an irrigation ditch trail along the north provides flexibility for pasture use and exploring potential yardsite locations. Power on-site, elevated viewpoints and proximity to the river add appeal for buyers considering a rural home or recreational retreat.

The property is situated within an established irrigation area, with an irrigation canal along the north side and a private irrigation pipeline through the property serving nearby farmland. Any potential irrigation use would require confirmation of water availability and applicable approvals.

Whether adding pasture to your operation or seeking a scenic rural property, this quarter offers a combination of open space, varied terrain and water features.

Farmland & Price Summary

1 parcel

163 title acres (ISC)

SAMA Information

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160 total acres

15 cultivated acres

145 native pasture acres

$139,800 total 2026 assessed value (AV)

$139,800 average assessment per 160 acres

40.7 soil final rating (weighted average)

$209,000 Farmland Price

$1,284 per title acre (ISC)

$13,933 per cultivated acre (SAMA)

1.49 times the 2026 assessed value (P/AV multiple)

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
254	SW	28	27	7	3	0	162.7	160	15	0	145	0	$139,800	Asquith	Loamy Sand	40.7	L	12	$303.00
						Totals	**162.7**	**160**	**15**	**0**	**145**	**0**	**$139,800**		**Weighted Average Final Rating**	**40.7**			**$303.00**

Average per 160 acres $139,800

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

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