$1,300,000

Carrot River 308 acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 486 Moose Range
Closest Town:	Carrot River	**Location:**	Saskatchewan
MLS Number:	SK034623	**Title Acres (ISC):**	308
Cultivated Acres:	302	**Soil Final Rating:**	57.6
Price:	$1,300,000	**$/Titled Acres:**	$4,220.78
Avg AV/Qtr:	$339,948	**Farmland:**	$1,300,000
P/AV Multiple:	1.99		
Enterprise:	Grain		

Description

Grain Farmland – Northeast of Carrot River, SK

This productive grain farmland is located approximately 15 miles northeast of Carrot River, Saskatchewan, offering 308 title acres (2 parcels) with a high percentage of cultivated land.

The property includes 302 cultivated acres with a weighted average soil final rating of 57.6, making it a strong agricultural opportunity.

Parcel Highlights

SW 26

Very level and productive quarter

Features a drainage ditch along the west and south sides

Available separately for $600,000

SW 1

High assessed quarter with excellent exposure along Highway 55

Includes an old yard site situated in approximately 4 acres of bush

Power service to the yard site

Available separately for $700,000

Farmland & Price Summary

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2 parcels

308 title acres (ISC)

SAMA Information

308 total acres

302 cultivated acres

6 wetland/bush acres

$654,400 total 2025 assessed value (AV)

$339,948 average assessment per 160 acres

57.6 soil final rating (weighted average)

$1,300,000 Farmland Price

$4,220 per title acre (ISC)

$4,305 per cultivated acre (SAMA)

1.99 times the 2025 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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
486	SW	26	50	9	2	0	151.7	152	150	0	0	2	$287,200	Arborfield	Heavy Clay	50.9	H	17
486	SW	1	51	9	2	0	156.3	156	152	0	0	4	$367,200	Tisdale	Heavy Clay	64.3	G	17
						Totals	**308.1**	**308**	**302**	**0**	**0**	**6**	**$654,400**		**Weighted Average Final Rating**	**57.6**		

Average per 160 acres **$339,948**

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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