$625,000

Carrot River Quarter Section of Farmland





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Property Details

Rural Municipality:	RM 486 Moose Range	**Closest Town:**	Smoky Burn
Location:	Saskatchewan	**MLS Number:**	SK053398
Title Acres (ISC):	157.21	**Cultivated Acres:**	155
Soil Final Rating:	57.3	**Price:**	$625,000
$/Titled Acres:	$3,975.57	**Avg AV/Qtr:**	$340,178
Farmland:	$625,000	**P/AV Multiple:**	1.87
Enterprise:	Grain		

Description

One very open and productive quarter section of farmland in the Smoky Burn area of the Rural Municipality of Moose Range #486, northeast of Carrot River. This very open quarter has 155 cultivated acres of Tisdale and Arborfield soils, with Weighted Rating of 57.3 points per cultivated acre. Owner is willing to lease back from buyer, please inquire with listing agents.

157 total acres

155 cultivated acres

$333,800 total 2026 assessed value (AV)

57.3 soil final rating (weighted average)

Asking Price $625,000

$4,032 per cultivated acre

1.87 times the 2026 assessed value

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information								SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
486	SW	28	50	8	2	0	157.21	155	157	155	0	0	2	$333,800	Arborfield; Tisdale	Heavy Clay	57.3	H	17	$2,390.57
						Totals	**157.21**	**155**	**157**	**155**	**0**	**0**	**2**	**$333,800**		**Weighted Average Final Rating**	**57.3**			**$2,390.57**

Average per 160 acres $340,178

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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