$820,000

Dysart 319 acres Grain Farmland





Dallas Pike
Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca

HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike

Property Details

Service Type:	Listing	**Rural Municipality:**	RM 217 Lipton
Closest Town:	Dysart	**Location:**	Saskatchewan
MLS Number:	SK053886	**Title Acres (ISC):**	319.22
Cultivated Acres:	210	**Soil Final Rating:**	48.4
Price:	$820,000	**$/Titled Acres:**	$2,568.76
Avg AV/Qtr:	$214,050	**Farmland:**	$820,000
P/AV Multiple:	1.92		
Enterprise:	Grain		

Description

319.22 Acres of Farmland North of Dysart, SK

Located just north of Dysart, Saskatchewan, in the RM of Lipton No. 217, this property consists of two quarter sections totaling 319.22 ISC titled acres. According to SAMA, the land includes approximately 210 cultivated acres, 50 acres of native pasture and 60 acres of wetlands and bush. The property features predominantly Glenavon Clay Loam soils, with a weighted average SAMA Soil Final Rating of 48.40 and SCIC soil classifications of G and K.

The property is available for the new owner to farm for the 2027 crop year, offering an opportunity for local producers looking to expand their existing land base or investors seeking farmland ownership.

Please call for more information.

Farmland & Price Summary

2 Parcels

319 Title Acres (ISC)

SAMA Information

320 Total Acres

210 Cultivated Acres

50 Native Pasture Acres

60 Wetland/Bush Acres

HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike

$428,100 Total Assessed Value

$214,050 Average Assessment per 160 Acres

48.4 Soil Final Rating (Weighted Average)

$820,000 Farmland Price

$2,569 per Total acre (ISC)

$3,905 per cultivated acre (SAMA)

1.92 times the 2026 Assessed Value

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
217	NW	33	23	15	W2	0	159.88	160	90	0	50	20	206,400	Glenavon	Clay Loam	47.54	K	11	$974.45
217	SW	33	23	15	W2	0	159.34	160	120	0	0	40	221,700	Glenavon	Clay Loam	49.04	G	11	$907.20
						Totals	**319.22**	**320**	**210**	**0**	**50**	**60**	**428,100**	**Weighted Average Final Rating**		**48.40**			**$1,881.65**

Average per 160 acres **214,050**

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

HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike

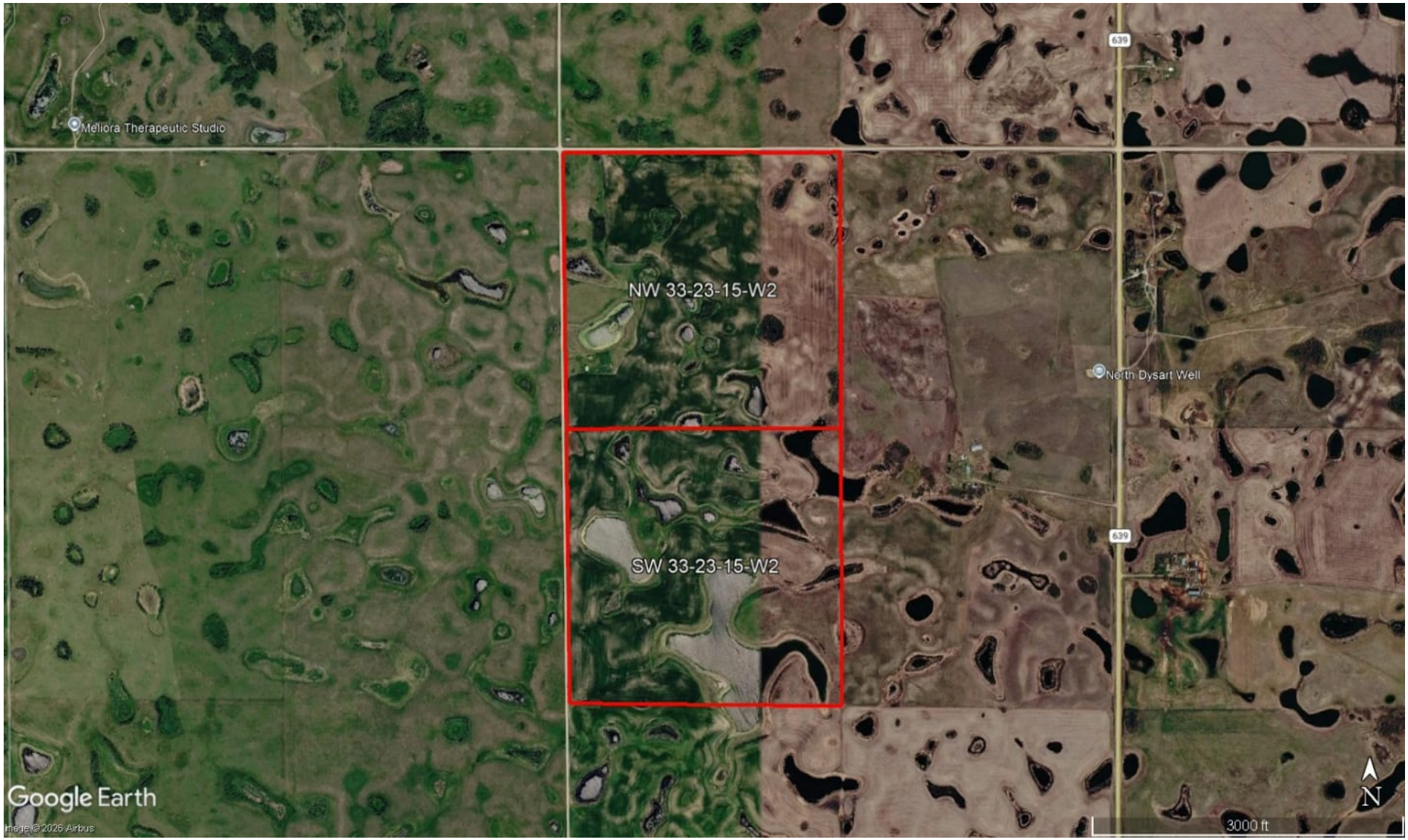




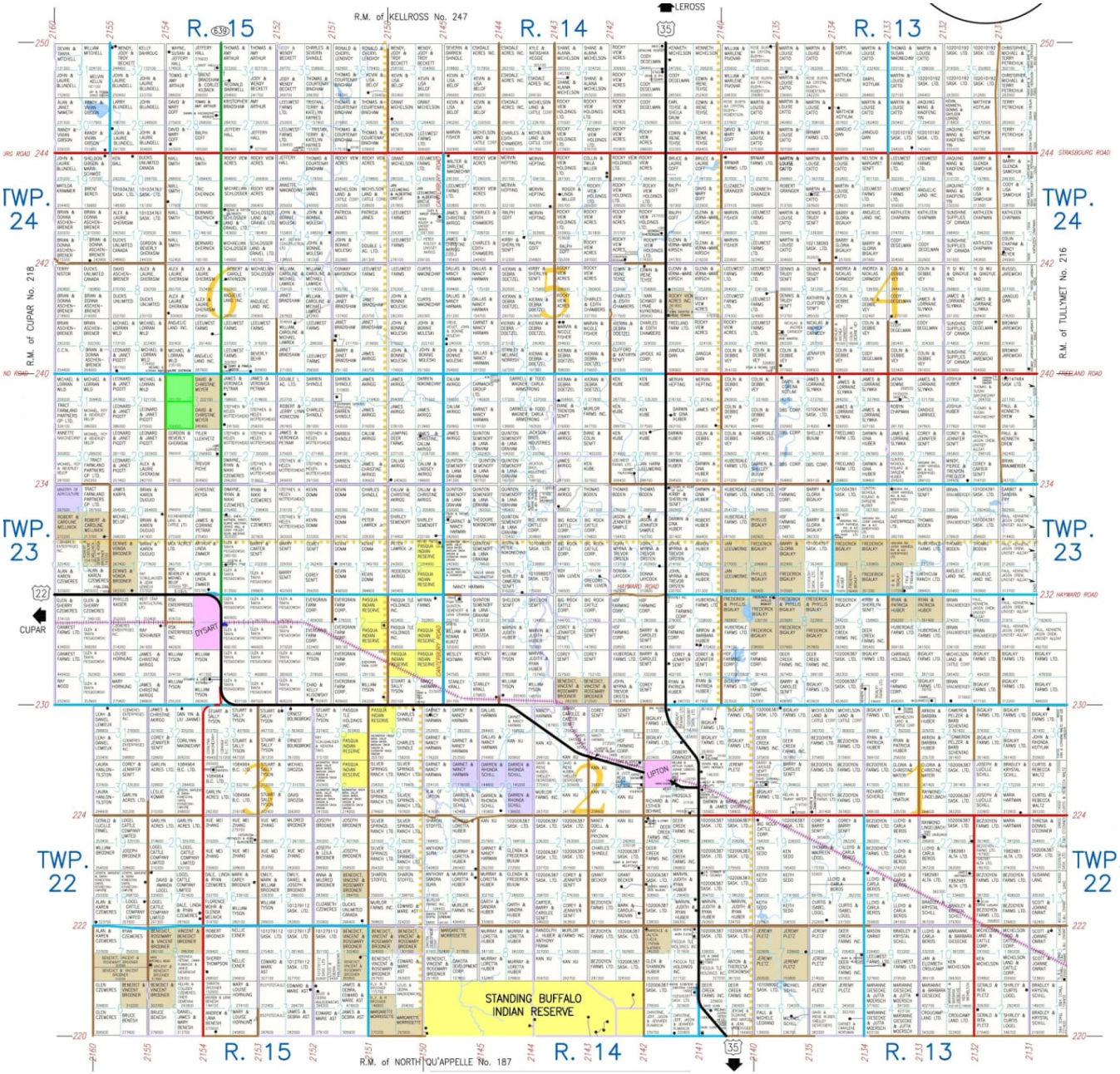





HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 500-1407 Dallas Pike



Saskatchewan's Ag Real Estate Professionals

Acres of Expertise.