$583,000

Eastend 318 acres Mixed Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 049 White Valley
Closest Town:	Eastend	**Location:**	Saskatchewan
MLS Number:	SK052471	**Title Acres (ISC):**	318
Cultivated Acres:	36	**Soil Final Rating:**	49.84
Price:	$583,000	**$/Titled Acres:**	$1,833.33
Avg AV/Qtr:	$191,447	**Farmland:**	$583,000
P/AV Multiple:	1.53		
Enterprise:	Grain		

Description

318 Acres of Mixed Farmland and Pasture Near Eastend, SK

Located near Eastend, SK, in the RM of White Valley No. 49, this property consists of two adjoining quarter sections totaling 318.01 titled acres. According to SAMA, the land includes 36 cultivated acres, 137 hay/grass acres, 123 native pasture acres and 22 acres of other land.

The property features Ardill clay loam soil with a weighted soil final rating of 49.84 and SCIC soil classifications of H and J. A dugout provides a water source for livestock, complementing the property's combination of native pasture, hayland and cultivated acres. This property presents an opportunity for local cattle producers looking to expand their grazing and feed production land base or buyers seeking a smaller agricultural holding in southwest Saskatchewan. The land is available for the new owner to farm in 2027.

Please call for more information.

Farmland & Price Summary

2 Parcels

318 Title Acres (ISC)

SAMA Information

318 Total Acres

36 Cultivated Acres

137 Hay/Grass Acres

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123 Native Pasture Acres

22 Wetland/Bush Acres

$380,500 Total Assessed Value

$191,447 Average Assessment per 160 Acres

49.8 Soil Final Rating (Weighted Average)

$583,000 Farmland Price

$1,833 per Total acre (ISC)

$16,194 per cultivated acre (SAMA)

1.53 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
49	NW	8	6	20	W3	0	158.83	159	0	137	0	22	260,800	Ardill	Clay Loam	50.58	H	3	$535.39
49	SW	8	6	20	W3	15	159.18	159	36	0	123	0	119,700	Ardill	Clay Loam	47.02	J	3	$201.06
						Totals	**318.01**	**318**	**36**	**137**	**123**	**22**	**380,500**	**Weighted Average Final Rating**		**49.84**			**$736.45**

Average per 160 acres **191,447**

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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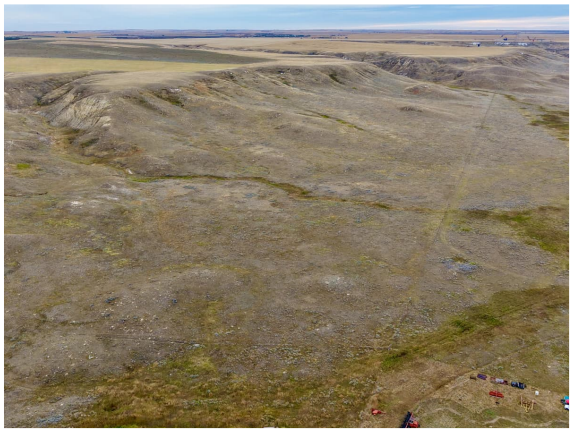



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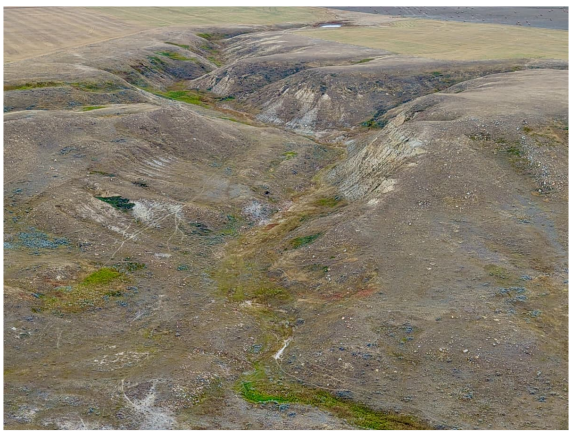



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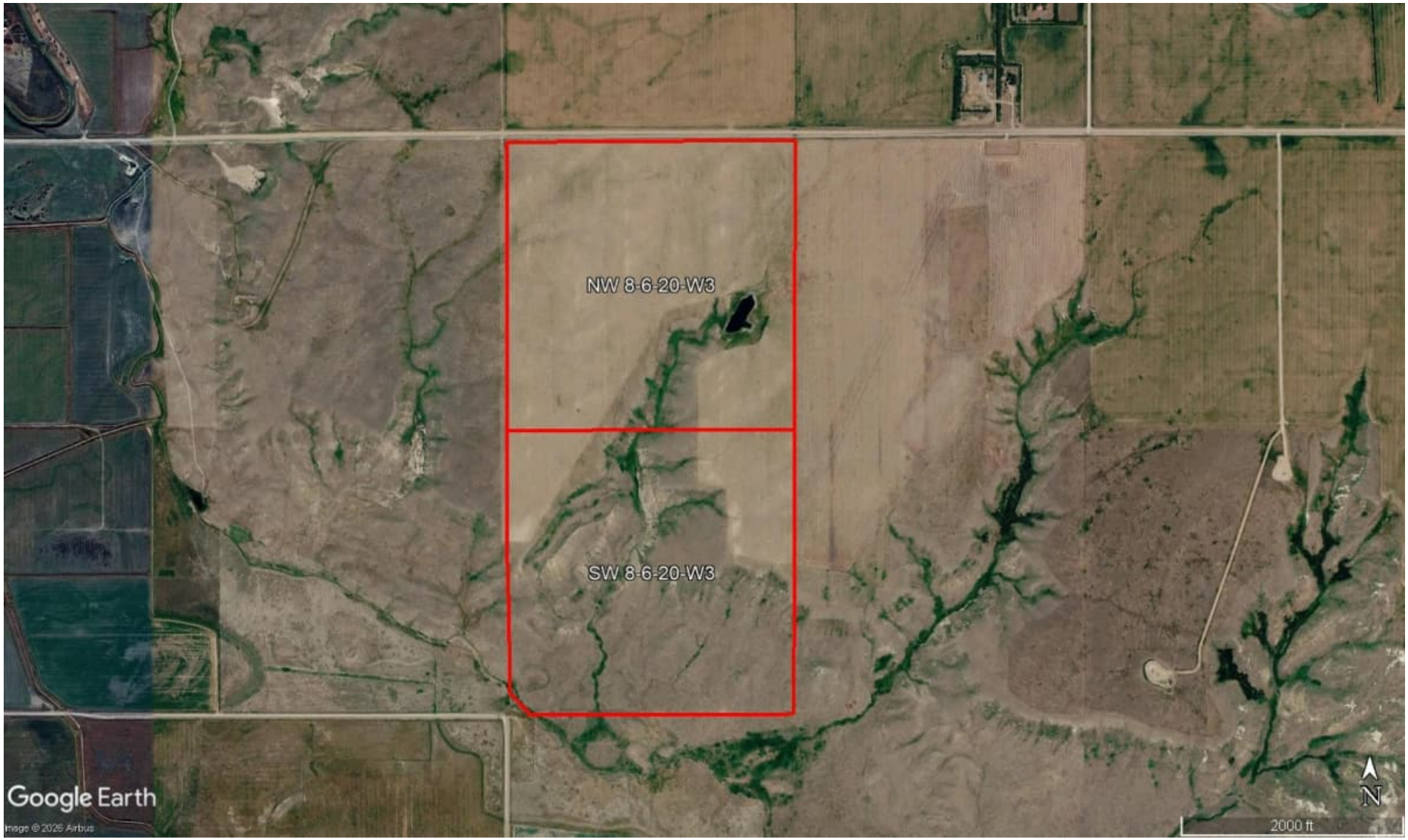








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