$450,000

Foam Lake 158 acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM276 Foam Lake
Closest Town:	Foam Lake	**Location:**	Saskatchewan
MLS Number:	N/A	**Title Acres (ISC):**	157.9
Cultivated Acres:	134	**Soil Final Rating:**	50.2
Price:	$450,000	**$/Titled Acres:**	$2,849.91
Avg AV/Qtr:	$256,203	**Farmland:**	$450,000
P/AV Multiple:	1.78		
Enterprise:	Grain		

Description

This 158-acre parcel southwest of Foam Lake in the RM of Foam Lake No. 276 offers productive grain land in East Central Saskatchewan. SAMA reports approximately 134 cultivated acres, which means about 85% of the quarter is in crop production. The remaining 24 acres make up the balance of the parcel, and the Seller advises there may be an opportunity to increase the CA through drainage operations for some of the slough areas. The land carries a soil class rating of F.

With most of the acres under cultivation, the property suits grains, oilseeds or forage as a source of revenue. It has a 2026 assessed value of $253,000 and an asking price of $450,000, making it a solid opportunity to add farmland to an existing grain or livestock operation or to invest in land in an established farming area.

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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
276	SE	2	30	12	2	1	72.6	158	134	0	0	24	$253,000	Oxbow	Loam	50.2	F	14
276	SE	2	30	12	2	2	68.5											
276	SE	2	30	12	2	48	6.2											
276	SE	2	30	12	2	49	0.2											
276	SE	2	30	12	2	50	0.2											
276	SE	2	30	12	2	51	6.2											
276	SE	2	30	12	2	52	4.0											
						Totals	**157.9**	**158**	**134**	**0**	**0**	**24**	**$253,000**	**Weighted Average Final Rating**		**50.2**		

Average per 160 acres **$256,203**

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)

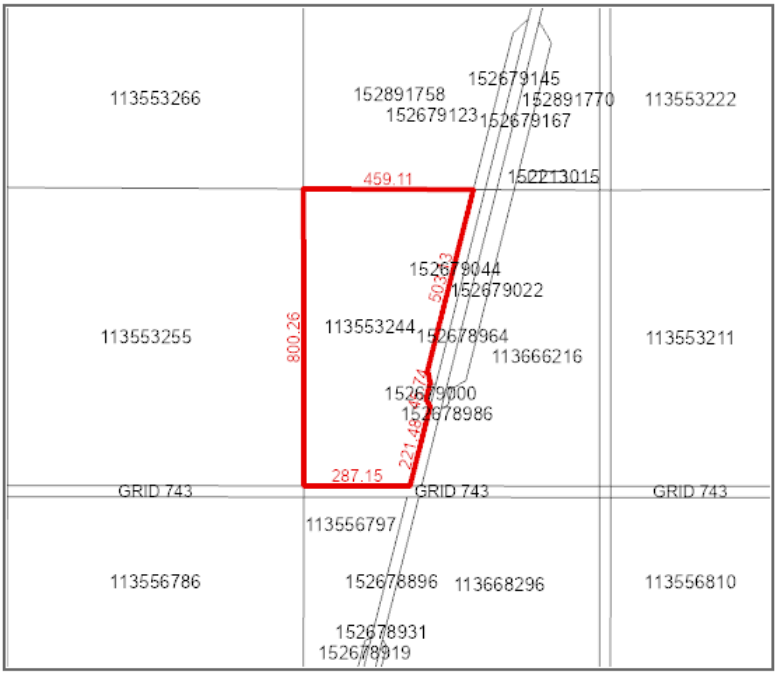
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as 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

Surface Parcel Number: 113553244

REQUEST DATE: Fri Oct 23 09:33:46 GMT-06:00 2026



Owner Name(s): Rea, Erma, Rea, John

Municipality: RM OF FOAM LAKE NO. 276

Title Number(s): 126929931

Parcel Class: Parcel (Generic)

Land Description: SE 02-30-12-2 Ext 1

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

Area: 29.396 hectares (72.64 acres)

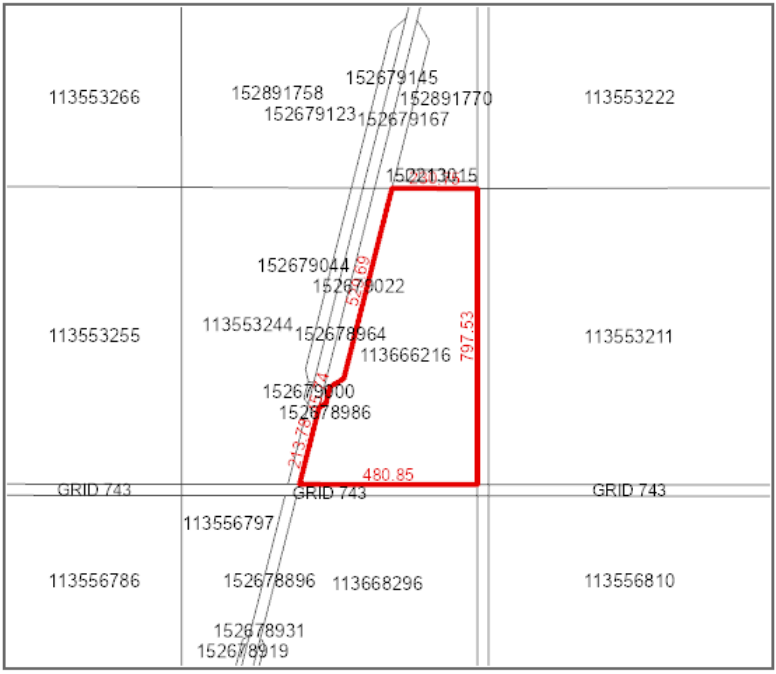
Converted Title Number: 97H03317(1)F

Ownership Share: 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Surface Parcel Number: 113666216

REQUEST DATE: Fri Oct 23 09:34:57 GMT-06:00 2026



Owner Name(s): Rea, Erma, Rea, John

Municipality: RM OF FOAM LAKE NO. 276

Title Number(s): 126929942

Parcel Class: Parcel (Generic)

Land Description: SE 02-30-12-2 Ext 2

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

Area: 27.707 hectares (68.47 acres)

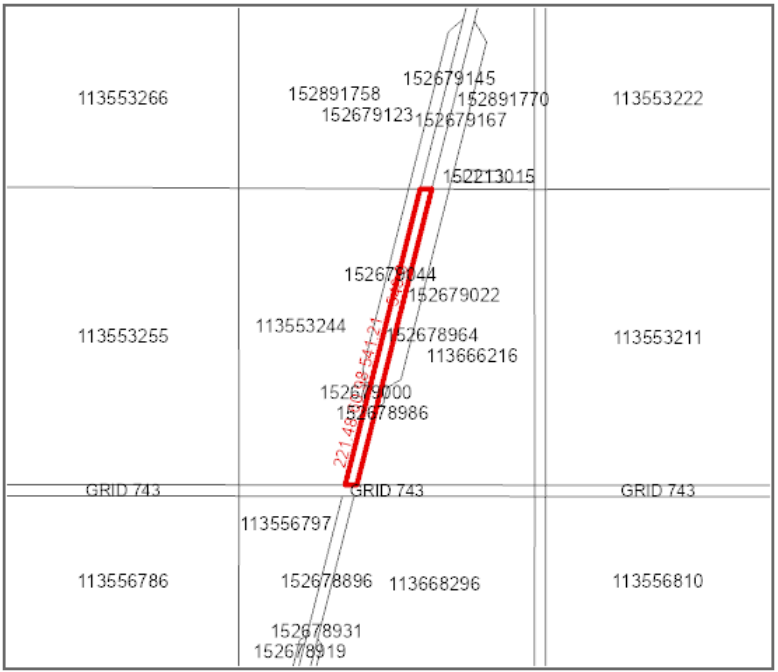
Converted Title Number: 97H03317(1)F

Ownership Share: 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Surface Parcel Number: 152678964

REQUEST DATE: Fri Oct 23 09:35:58 GMT-06:00 2026



Owner Name(s): REA, ERMA, REA, JOHN

Municipality: RM OF FOAM LAKE NO. 276

Area: 2.51 hectares (6.2 acres)

Title Number(s): 139051571

Converted Title Number: 01H02269

Parcel Class: Railway

Ownership Share: 1:1

Land Description: SE 02-30-12-2 Plan AE4133 Ext 48

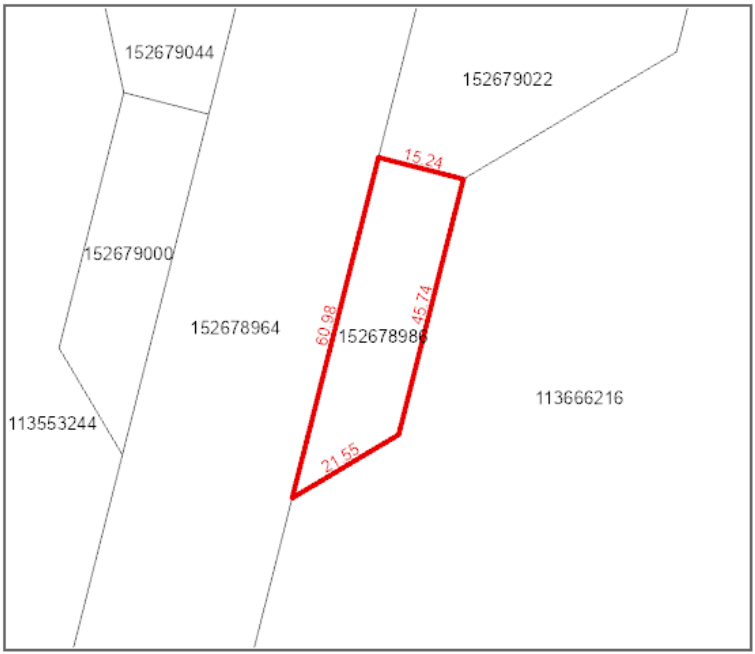
Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Surface Parcel Number: 152678986

REQUEST DATE: Fri Oct 23 09:36:39 GMT-06:00 2026



Owner Name(s): REA, ERMA, REA, JOHN

Municipality: RM OF FOAM LAKE NO. 276

Title Number(s): 139051616

Parcel Class: Parcel (Generic)

Land Description: SE 02-30-12-2 Plan AE4133 Ext 49

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

Area: 0.081 hectares (0.2 acres)

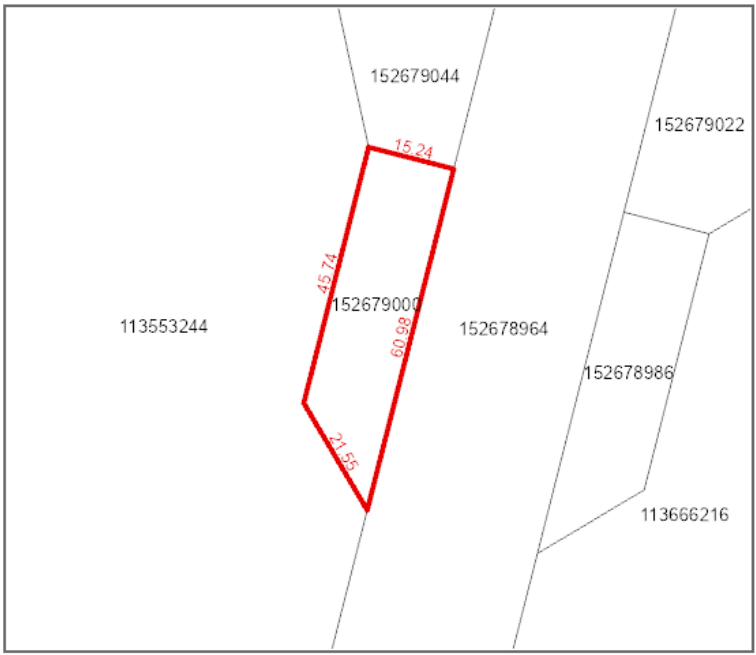
Converted Title Number: 01H02269

Ownership Share: 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Surface Parcel Number: 152679000

REQUEST DATE: Fri Oct 23 09:37:24 GMT-06:00 2026



Owner Name(s): REA, ERMA, REA, JOHN

Municipality: RM OF FOAM LAKE NO. 276

Title Number(s): 139051605

Parcel Class: Parcel (Generic)

Land Description: SE 02-30-12-2 Plan AE4133 Ext 50

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

Area: 0.081 hectares (0.2 acres)

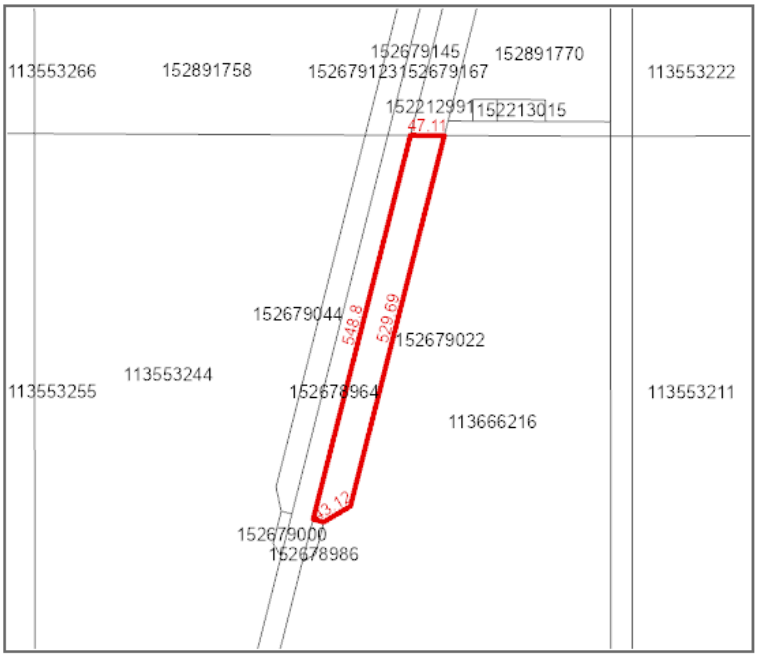
Converted Title Number: 01H02269

Ownership Share: 1:1

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Surface Parcel Number: 152679022

REQUEST DATE: Fri Oct 23 09:38:02 GMT-06:00 2026



Owner Name(s): REA, ERMA, REA, JOHN

Municipality: RM OF FOAM LAKE NO. 276

Title Number(s): 139051593

Parcel Class: Parcel (Generic)

Land Description: SE 02-30-12-2 Plan AE4133 Ext 51

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

Area: 2.488 hectares (6.15 acres)

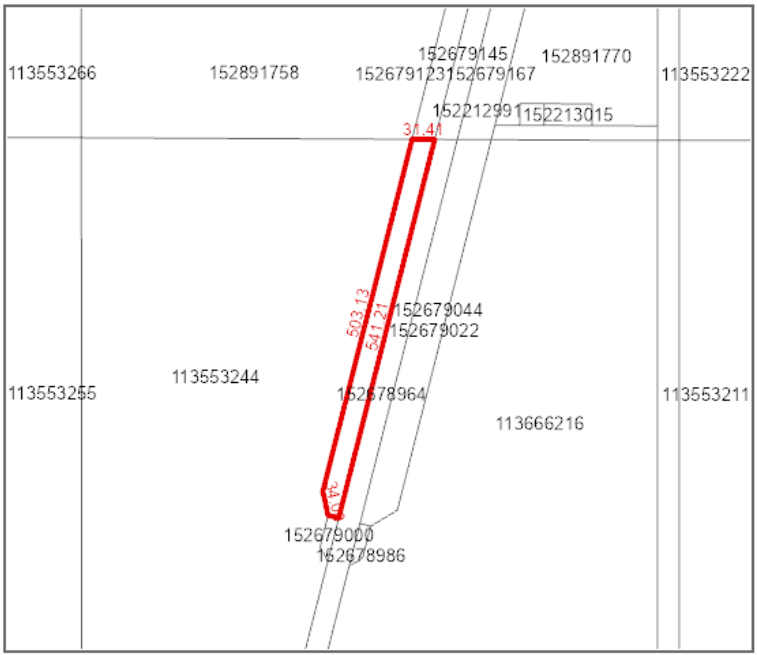
Converted Title Number: 01H02269

Ownership Share: 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Surface Parcel Number: 152679044

REQUEST DATE: Fri Oct 23 09:38:48 GMT-06:00 2026



Owner Name(s): REA, ERMA, REA, JOHN

Municipality: RM OF FOAM LAKE NO. 276

Area: 1.615 hectares (3.99 acres)

Title Number(s): 139051582

Converted Title Number: 01H02269

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

Land Description: SE 02-30-12-2 Plan AE4133 Ext 52

Source Quarter Section: SE-02-30-12-2

Commodity/Unit: Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Municipality Name: RM OF FOAM LAKE (RM) **Assessment ID Number : 276-000902300** **PID: 2930493**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr PT SE Sec 02 Tp 30 Rg 12 W 2 Sup 00
Supplementary:

Title Acres:	157.85	**Reviewed:**	24-Nov-2025
School Division:	205	**Change Reason:**	Maintenance
Neighbourhood:	276-200	**Year / Frozen ID:**	2026/-32560
Overall PUSE:	2000	**Predom Code:**	
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
117.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	1,998.98
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	53.16
		Soil texture 2		Phy. Factor 1	10% reduction due to SA2 - [90 : Salinity - Moderate]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.90		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				
17.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	1,110.55
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	29.54
		Soil texture 2		Phy. Factor 1	50% reduction due to SA5 - [50 : Salinity - Severe]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.90		
		Soil assocation 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
	$253,000		1		55%					

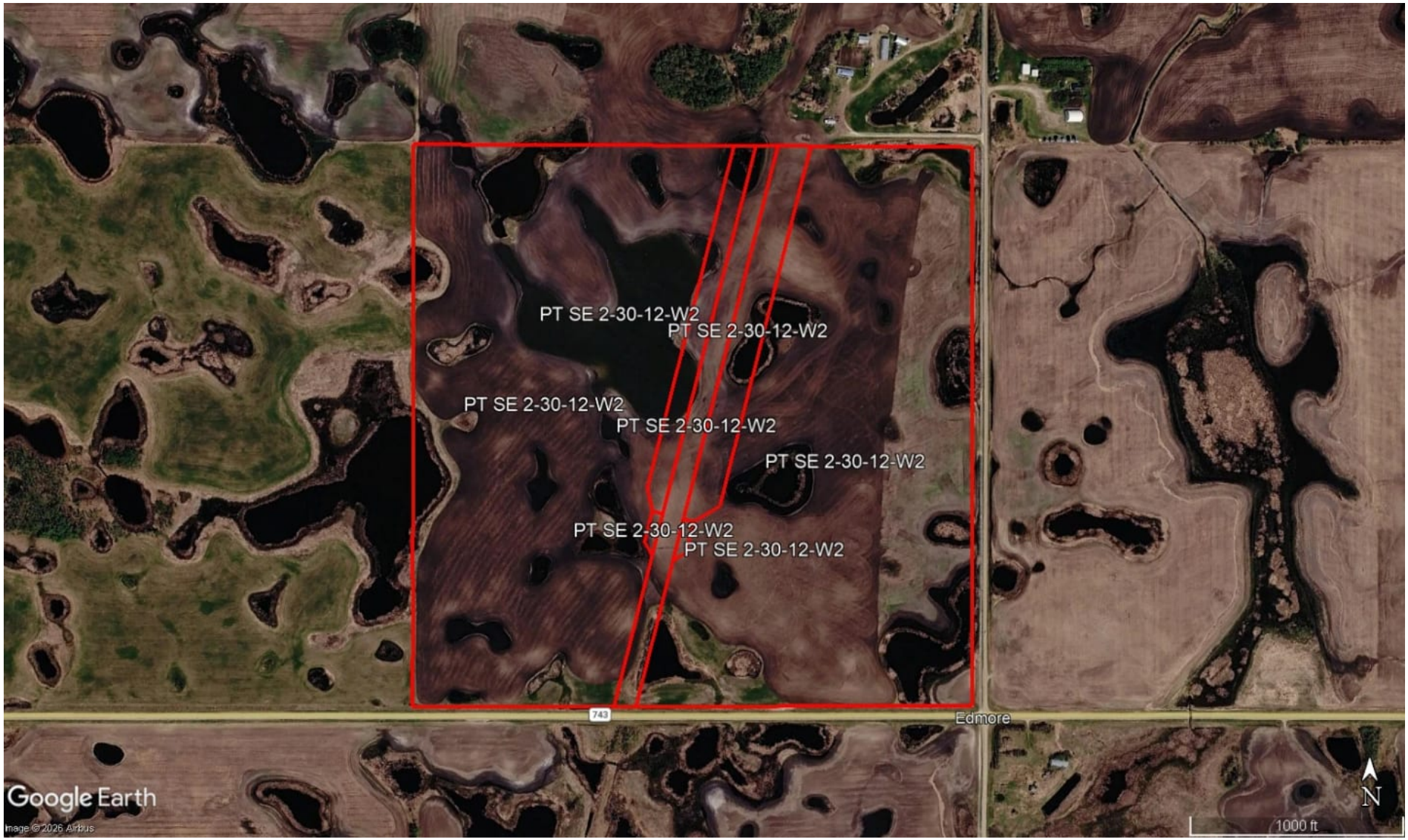
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Municipality Name: RM OF FOAM LAKE (RM) **Assessment ID Number : 276-000902300** **PID: 2930493**

Agricultural		Other Agricultural	$139,150	Taxable
Total of Assessed Values:	$253,000	Total of Taxable/Exempt Values:	$139,150	

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