$8,100,000

Neudorf, 1,677 acres Grain Farmland and Bin Yard





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 185 McLeod
Closest Town:	Neudorf	**Location:**	Saskatchewan
MLS Number:	SK052650	**Title Acres (ISC):**	1,660
Cultivated Acres:	1,291	**Soil Final Rating:**	58.6
Price:	$8,100,000	**$/Titled Acres:**	$4,879.52
Avg AV/Qtr:	$274,545	**Farmland:**	$8,100,000
P/AV Multiple:	2.84		
Enterprise:	Grain		

Description

1,677 Acres of Productive Grain Farmland Near Neudorf, SK

Located just north of Neudorf, Saskatchewan, this 1,677.48 ISC titled acre grain farm presents an excellent opportunity for producers looking to expand their operations in east-central Saskatchewan. According to SAMA, the property includes 1,291 cultivated acres, 35 acres of pasture and 334 acres classified as other land. The sellers report approximately 1,457 cultivated acres. The predominant Oxbow Clay Loam soils have a weighted average Soil Final Rating of 58.60 and SCIC soil classifications of F and G.

Significant land improvements have been completed over the years to improve field efficiency and expand the cultivated land base, with approvals in place for additional improvements. The well-equipped main yard site features a Neco 1620 grain dryer, heated dryer/sample building, 40' x 60' cold storage quonset, approximately 100,000 bushels of hopper-bottom grain storage, fuel storage tanks and fertilizer storage facilities. The property is available for the new owner to farm in 2027.

Offering a combination of productive farmland, established infrastructure and further land improvement potential, this property is well suited for an expanding grain farming operation. Please call for more information.

Farmland & Price Summary

15 Parcels

1,677 Title Acres (ISC)

1,457 Cultivated Acres (Seller)

SAMA Information

1,660 Total Acres

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1,291 Cultivated Acres

35 Native Pasture Acres

334 Wetland/Bush Acres

$2,848,400 Total Assessed Value

$274,545 Average Assessment per 160 Acres

58.6 Soil Final Rating (Weighted Average)

$8,100,000 Farmland Price

$4,829 per Total acre (ISC)

$6,274 per cultivated acre (SAMA)

$5,559 per cultivated acre (Owner)

2.84 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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
185	NE	14	20	8	W2	25	167.09	160	167	139			28	319,500	Oxbow	Clay Loam	61.08	F	11	$1,198.45
V N	SE	14	20	8	W2	2	3.09		0									G	11	$650.56
V N	SE	14	20	8	W2	1	8.89		0									G	11	$745.88
V N	SE	14	20	8	W2	3	4.42		0									G	11	$672.94
V N	SE	14	20	8	W2	53, 50, 51	50.03		50	25			25	58,900	Oxbow	Clay Loam	62.41	G	11	$1,088.19
185	NW	14	20	8	W2	0	150.35	160	150	76			74	164,400	Oxbow	Clay Loam	57.26	G	11	$616.67
185	SW	14	20	8	W2	26	47.84		48	22			26	51,900	Oxbow	Clay Loam	62.41	G	11	$159.28
185	SW	19	20	7	W2	0	161.32	145	161	135			26	310,300	Oxbow	Clay Loam	61.08	F	11	$1,163.93
185	SE	19	20	7	W2	1, 2	148.72	145	149	136			13	281,600	Oxbow	Clay Loam	55.04	F	11	$1,056.28
185	NE	26	20	8	W2	0	159.13	142	159	126			33	283,700	Oxbow	Clay Loam	59.81	G	11	$1,064.16
185	NW	26	20	8	W2	0	160.16	143	160	120			40	264,500	Oxbow	Clay Loam	58.54	G	11	$992.14
185	NE	27	20	8	W2	0	159.93	150	160	145			15	326,600	Oxbow	Loam	59.88	G	11	$1,225.07
185	NW	27	20	8	W2	0	160.25	150	160	125		35		259,300	Oxbow	Loam	55.09	G	11	$972.64
185	NE	28	20	8	W2	3	141.32	127	141	113			28	246,000	Oxbow	Loam	57.84	G	11	$922.75
185	SE	6	21	7	W2	0	154.94	135	155	129			26	281,700	Oxbow	Clay Loam	58.03	F	11	$1,056.66
						Totals	**1,677.48**	**1,457**	**1,660**	**1,291**	**0**	**35**	**334**	**2,848,400**		**Weighted Average Final Rating**	**58.60**			**$13,585.60**

Average per 160 acres **274,545**

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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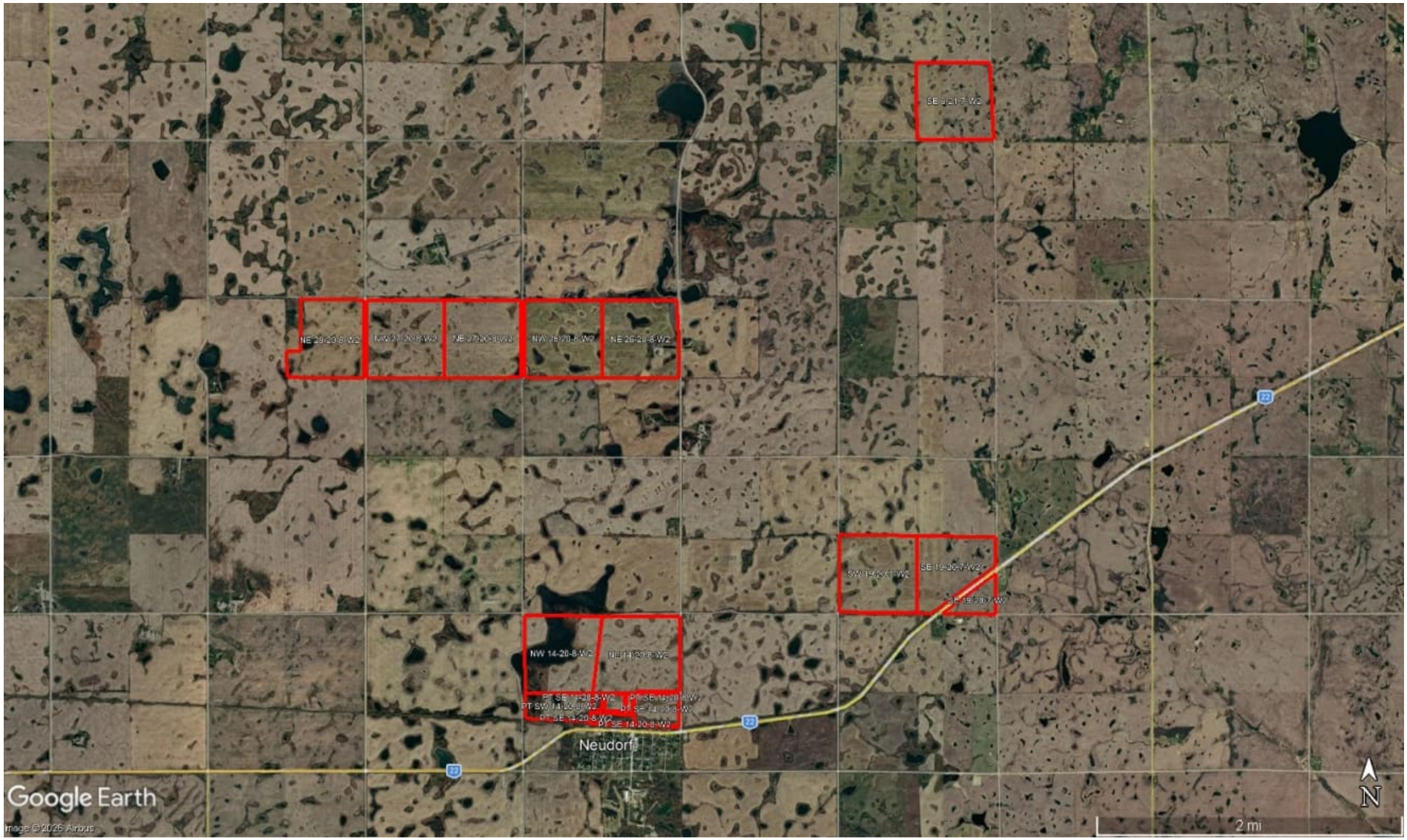








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