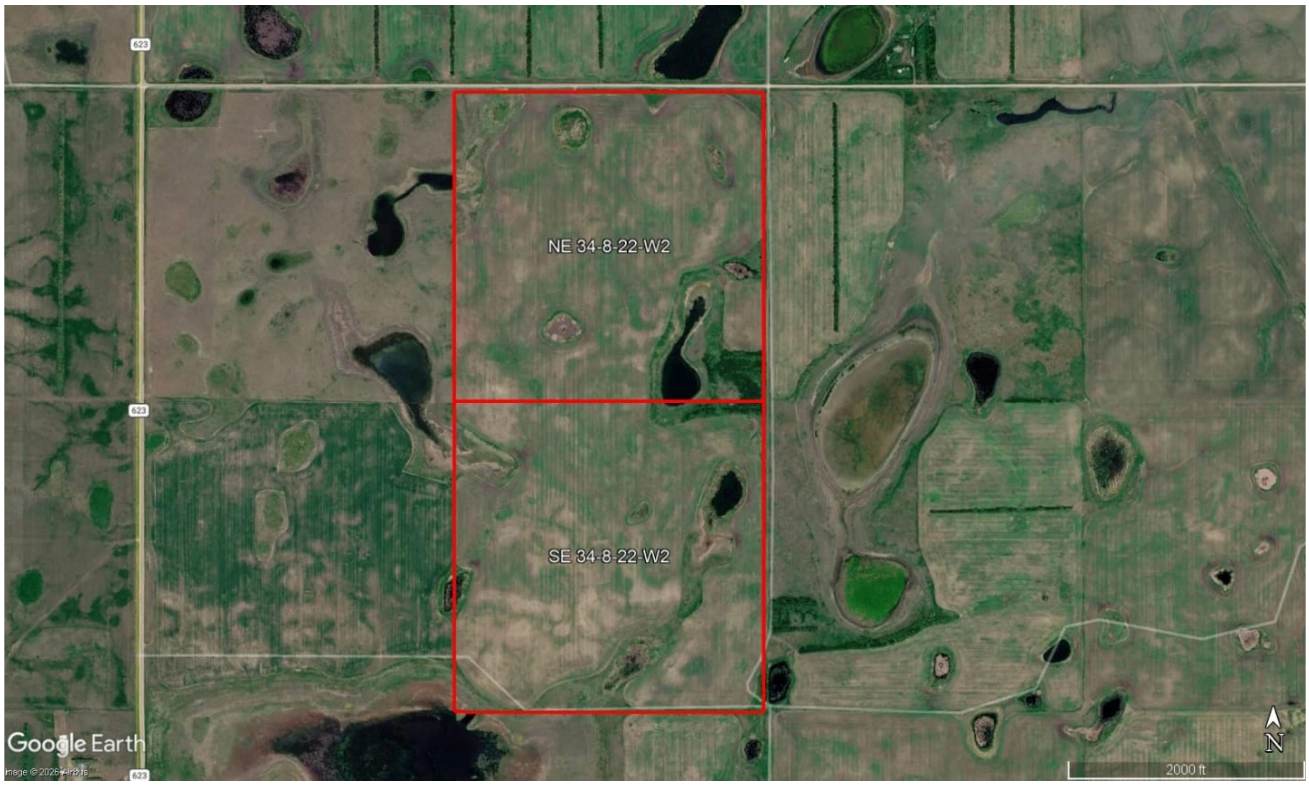
$485,000

Ogema East 1/2 Section





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 070 Key West
Closest Town:	Ogema	**Location:**	Saskatchewan
MLS Number:	SK052824	**Title Acres (ISC):**	319
Cultivated Acres:	244	**Soil Final Rating:**	31.69
Price:	$485,000	**$/Titled Acres:**	$1,520.38
Avg AV/Qtr:	$146,207	**Farmland:**	$485,000
P/AV Multiple:	1.66		
Enterprise:	Grain		

Description

Leased Half Section – RM of Key West No. 70

This is a half section north of Ogema with a tenant in place. The lease runs until the end of 2027, so you get a steady rental return from day one. The two quarters together make up the east half of Section 34. They have 319 title acres and 244 SAMA cultivated acres, with Ardill loam and Chaplin gravelly loam soils.

SAMA assessed value: $291,500 | Weighted soil final rating: 31.7

SCIC Class K/M, Risk Zone 6

Property taxes: about $796/yr

$1,520 per title acre | $1,988 per cultivated acre

This is an easy way to add acres or start an investment in a proven area. It’s one of three half sections offered separately by the same seller. A detailed package with parcel information is available on request, please call for more information.

Farmland & Price Summary

2 Parcels

319 Title Acres (ISC)

SAMA Information

319 Total Acres

244 Cultivated Acres

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75 Wetland/Bush Acres

$291,500 Total Assessed Value

$146,207 Average Assessment per 160 Acres

31.7 Soil Final Rating (Weighted Average)

$485,000 Farmland Price

$1,520 per Total acre (ISC)

$1,988 per cultivated acre (SAMA)

1.66 times the 2026 Assessed Value

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	Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
70	NE	34	8	22	W2	0	158.93	159	116	0	0	43	136,400	Ardill	Loam	31.17	K	6	$372.47
70	SE	34	8	22	W2	0	160.07	160	128	0	0	32	155,100	Chaplin	Gravelly Loam	32.16	M	6	$423.54
						Totals	**319.00**	**319**	**244**	**-**	**-**	**75**	**291,500**	**Weighted Average Final Rating**		**31.69**			**$796.01**

Average per 160 acres **146,207**

SAMA Information

This information is collected from Saskatchewan Assessment Management Agency via field sheets on each individual parcel. It includes specifics such as: assessed value, number of cultivated acres, arable acres, pasture acres, wetland/bush acres, soil association & texture, and soil final rating. Field sheets are available upon request.

Soil Final Rating

The final rating (FR) is the productivity rating 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).

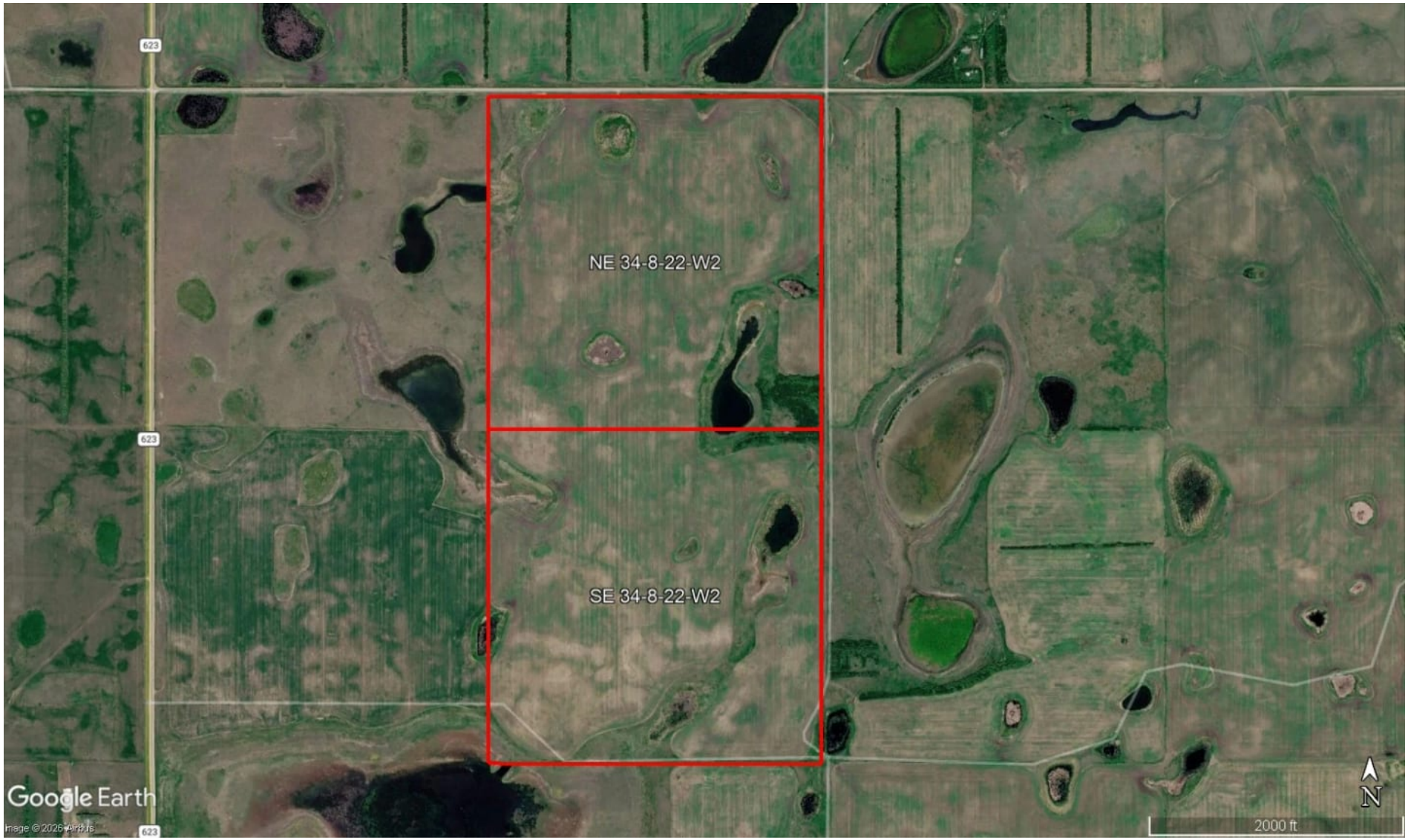
http://www.sama.sk.ca/2015Manual/pdfs/10C2AgriculturalLand.pdf

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.

http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/

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