$625,000

Ogema North 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:	SK052826	**Title Acres (ISC):**	320
Cultivated Acres:	237	**Soil Final Rating:**	42.2
Price:	$625,000	**$/Titled Acres:**	$1,953.13
Avg AV/Qtr:	$188,600	**Farmland:**	$625,000
P/AV Multiple:	1.66		
Enterprise:	Grain		

Description

Higher-Rated Leased Half Section – RM of Key West No. 70

This is the strongest of the seller's three offerings. It's a half section of Ardill clay loam with a weighted soil final rating of 42.2 and SCIC Class J on both quarters. It's leased until the end of 2027, so income starts on possession. It has 319.65 title acres and 237 SAMA cultivated acres, and the SE quarter alone has 147 cultivated acres with a final rating of 44.9.

- SAMA assessed value: $377,200
- SCIC Class J, Risk Zone 6
- Property taxes: about $1,030/yr
- $1,955 per title acre | $2,637 per cultivated acre

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

320 Title Acres (ISC)

SAMA Information

320 Total Acres

237 Cultivated Acres

83 Wetland/Bush Acres

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$377,200 Total Assessed Value (2026)

$188,600 Average Assessment per 160 Acres

42.2 Soil Final Rating (Weighted Average)

$625,000 Farmland Price

$1,955 per Total acre (ISC)

$2,637 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	SE	11	9	22	W2	0	159.74	160	147	0	0	13	248,200	Ardill	Clay Loam	44.89	J	6	$677.78
70	NW	12	9	22	W2	0	159.91	160	90	0	0	70	129,000	Ardill	Clay Loam	37.91	J	6	$352.27
						Totals	**319.65**	**320**	**237**	**-**	**-**	**83**	**377,200**	**Weighted Average Final Rating**		**42.24**			**$1,030.05**
								Average per 160 acres					**188,600**						

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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