$505,000

Ogema West 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:	SK052825	**Title Acres (ISC):**	320.24
Cultivated Acres:	199	**Soil Final Rating:**	37.02
Price:	$505,000	**$/Titled Acres:**	$1,576.94
Avg AV/Qtr:	$152,200	**Farmland:**	$505,000
P/AV Multiple:	1.66		
Enterprise:	Grain		

Description

Revenue-Producing Half Section – RM of Key West No. 70

These two adjoining quarters are north of Ogema and leased until the end of 2027, with a solid rental return. They have 320 title acres, 199 SAMA cultivated acres and 33 acres of native pasture. The soil is Ardill clay loam throughout.

- SAMA assessed value: $304,400 | Weighted soil final rating: 37.0
- SCIC Class K/L, Risk Zone 6
- Property taxes: about $773/yr
- $1,577 per title acre

It's one of three half sections offered separately by the same seller, and it's just two miles west of the Section 34 listing. Buy one, or put them together for a larger block. 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

199 Cultivated Acres

33 Native Pasture Acres

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88 Wetland/Bush Acres

$304,400 Total Assessed Value (2026)

$152,200 Average Assessment per 160 Acres

37.0 Soil Final Rating (Weighted Average)

$505,000 Farmland Price

$1,577 per Total acre (ISC)

$2,538 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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
70	NE	32	8	22	W2	0	160.09	160	134	0	0	26	186,200	Ardill	Clay Loam	36.89	K	6	$508.47
70	NW	33	8	22	W2	0	160.15	160	65	0	33	62	118,200	Ardill	Clay Loam	37.28	L	6	$264.09
						Totals	**320.24**	**320**	**199**	**-**	**33**	**88**	**304,400**	**Weighted Average Final Rating**		**37.02**			**$772.56**

Average per 160 acres **152,200**

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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