$1,380,000

RM Fertile Valley Farmland - 481 Acres





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 285 Fertile Valley
Closest Town:	Dinsmore	**Location:**	Saskatchewan
MLS Number:	SK053643	**Title Acres (ISC):**	480.7
Cultivated Acres:	406	**Soil Final Rating:**	51.7
Price:	$1,380,000	**$/Titled Acres:**	$2,870.81
Avg AV/Qtr:	$262,719	**Farmland:**	$1,380,000
P/AV Multiple:	1.75		
Enterprise:	Grain		

Description

RM of Fertile Valley Grain Land: 481 Acres near Dinsmore

Three quarters of grain land in the RM of Fertile Valley No. 285, about 4 km east of Dinsmore. SW and NW 29-27-10-W3 are adjoining quarters with frontage on the north side of Highway 44, and NE 18-27-10-W3 lies one mile south. The total area is about 481 title acres, with 406 cultivated acres according to SAMA.

The soils are Sutherland clay and Scott clay loam, with a weighted soil final rating of 51.7 and Crop Insurance F and G ratings in risk zone 16. A natural drainage runs through the W½ 29, and NE 18 is primarily cultivated. Two grain bins on SW 29 are included in the sale.

The land is leased through the 2027 crop year at $27,000 per year plus GST. The buyer to assume the lease for the 2027 crop year, with vacant possession available for the 2028 crop year. This is a good opportunity to add land to an operation in an established farming area, or an investment opportunity.

Offers will be presented December 8, 2026 at 3:00 PM (Delayed Presentation of Offers).

SW-29-27-10-W3

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- 159.50 title acres (ISC)
- 129 cultivated acres
- 31 wetland/bush acres
- $268,400 assessed value (2025)
- 55.3 soil final rating
- Sutherland clay, Crop Insurance class F
- 2 grain bins included

NW-29-27-10-W3

- 160.48 title acres (ISC)
- 123 cultivated acres
- 37 wetland/bush acres
- $230,900 assessed value (2025)
- 49.9 soil final rating
- Sutherland clay, Crop Insurance class G

NE-18-27-10-W3

- 160.74 title acres (ISC)
- 154 cultivated acres
- 7 wetland/bush acres
- $290,500 assessed value (2025)
- 50.2 soil final rating
- Scott clay loam, Crop Insurance class G

Farmland & Price Summary

3 parcels
481 title acres (ISC)

SAMA Information
481 total acres
406 cultivated acres
75 wetland/bush acres
$789,800 total 2025 assessed value (AV)
$262,719 average assessment per 160 acres
51.7 soil final rating (weighted average)

$1,380,000 Farmland Price
$2,871 per title acre (ISC)
$3,399 per cultivated acre (SAMA)
1.75 times the 2025 assessed value (P/AV multiple)

Mineral rights are not included.

For more information or an information package, contact Dave Molberg at (306) 948-4478 or Dave.Molberg@HammondRealty.ca.

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								SCIC		RM
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	Property Taxes
285	SW	29	27	10	3	0	159.5	160	129	0	0	31	$268,400	Sutherland	Clay	55.3	F	16	$673.00
285	NW	29	27	10	3	0	160.5	160	123	0	0	37	$230,900	Sutherland	Clay	49.9	G	16	$579.00
285	NE	18	27	10	3	0	160.7	161	154	0	0	7	$290,500	Scott	Clay Loam	50.2	G	16	$728.00
						Totals	**480.7**	**481**	**406**	**0**	**0**	**75**	**$789,800**		**Weighted Average Final Rating**	**51.7**			**$1,980.00**

Average per 160 acres $262,719

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

Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000429400** **PID: 200939197**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SW Sec 29 Tp 27 Rg 10 W 3 Sup
Supplementary:

Title Acres: 159.50
School Division: 207
Neighbourhood: 285-200
Overall PUSE: 2000
Call Back Year:

Reviewed: 22-May-2014
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
111.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T2 - Gentle Slopes	$/ACRE	2,143.46
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final	57.01
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	ST - [SCOTT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
8.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T2 - Gentle Slopes	$/ACRE	2,039.47
		Soil texture 1	C - [CLAY]	Stones (qualities)	S3 - Moderate	Final	54.24
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
10.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T2 - Gentle Slopes	$/ACRE	1,383.29
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final	36.79
		Soil texture 2	SICL - [SILTY CLAY LOAM]	Phy. Factor 1	35% reduction due to F4 - [65 : Flooding - Very Strong]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil assocation 2	ST - [SCOTT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

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Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000429400** **PID: 200939197**

Acres	Waste Type
31	WASTE

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
Agricultural	$268,400		1	Other Agricultural	55%	$147,620				Taxable
Total of Assessed Values:	$268,400				Total of Taxable/Exempt Values:	$147,620				

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Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000429200** **PID: 200939155**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NW Sec 29 Tp 27 Rg 10 W 3 Sup
Supplementary:

Title Acres: 160.00
School Division: 207
Neighbourhood: 285-200
Overall PUSE: 2000
Call Back Year:

Reviewed: 22-May-2014
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
68.00	K - [CULTIVATED]	Soil assocation 1	SU - [SUTHERLAND]	Topography	T2 - Gentle Slopes	$/ACRE	2,205.70
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final	58.66
		Soil texture 2	SICL - [SILTY CLAY LOAM]				
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil assocation 2	ST - [SCOTT]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	3-5				
55.00	K - [CULTIVATED]	Soil assocation 1	WR - [WEYBURN]	Topography	T3 - Moderate Slopes	$/ACRE	1,464.40
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	38.95
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL8 - [CHERN-CAL (CA 7-9)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
37	WASTE

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

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Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000429200** **PID: 200939155**

Agricultural	$230,900	1	Other Agricultural	55%	$126,995		Taxable
Total of Assessed Values:	$230,900		Total of Taxable/Exempt Values:		$126,995		

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Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000418100** **PID: 200938066**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NE Sec 18 Tp 27 Rg 10 W 3 Sup
Supplementary:

Title Acres:	160.73	**Reviewed:**	22-May-2014
School Division:	207	**Change Reason:**	Reinspection
Neighbourhood:	285-200	**Year / Frozen ID:**	2025/-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	
55.00	K - [CULTIVATED]	Soil assocation 1	ST - [SCOTT]	Topography	T3 - Moderate Slopes	$/ACRE	1,771.68
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	47.12
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL8 - [CHERN-CAL (CA 7-9)]				
		Top soil depth	ER10				
91.00	K - [CULTIVATED]	Soil assocation 1	ST - [SCOTT]	Topography	T2 - Gentle Slopes	$/ACRE	2,003.55
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	53.29
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
8.00	K - [CULTIVATED]	Soil assocation 1	ST - [SCOTT]	Topography	T2 - Gentle Slopes	$/ACRE	1,335.70
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	35.52
		Soil texture 2		Phy. Factor 1	35% reduction due to F4 - [65 : Flooding - Very Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.98		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

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Municipality Name: RM OF FERTILE VALLEY (RM) **Assessment ID Number : 285-000418100** **PID: 200938066**

Acres	Waste Type
7	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
Agricultural	$290,500		1	Other Agricultural	55%	$159,775				Taxable
Total of Assessed Values:	$290,500				Total of Taxable/Exempt Values:	$159,775				

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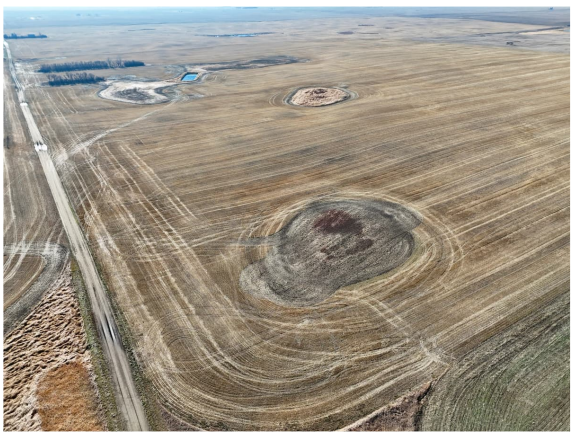





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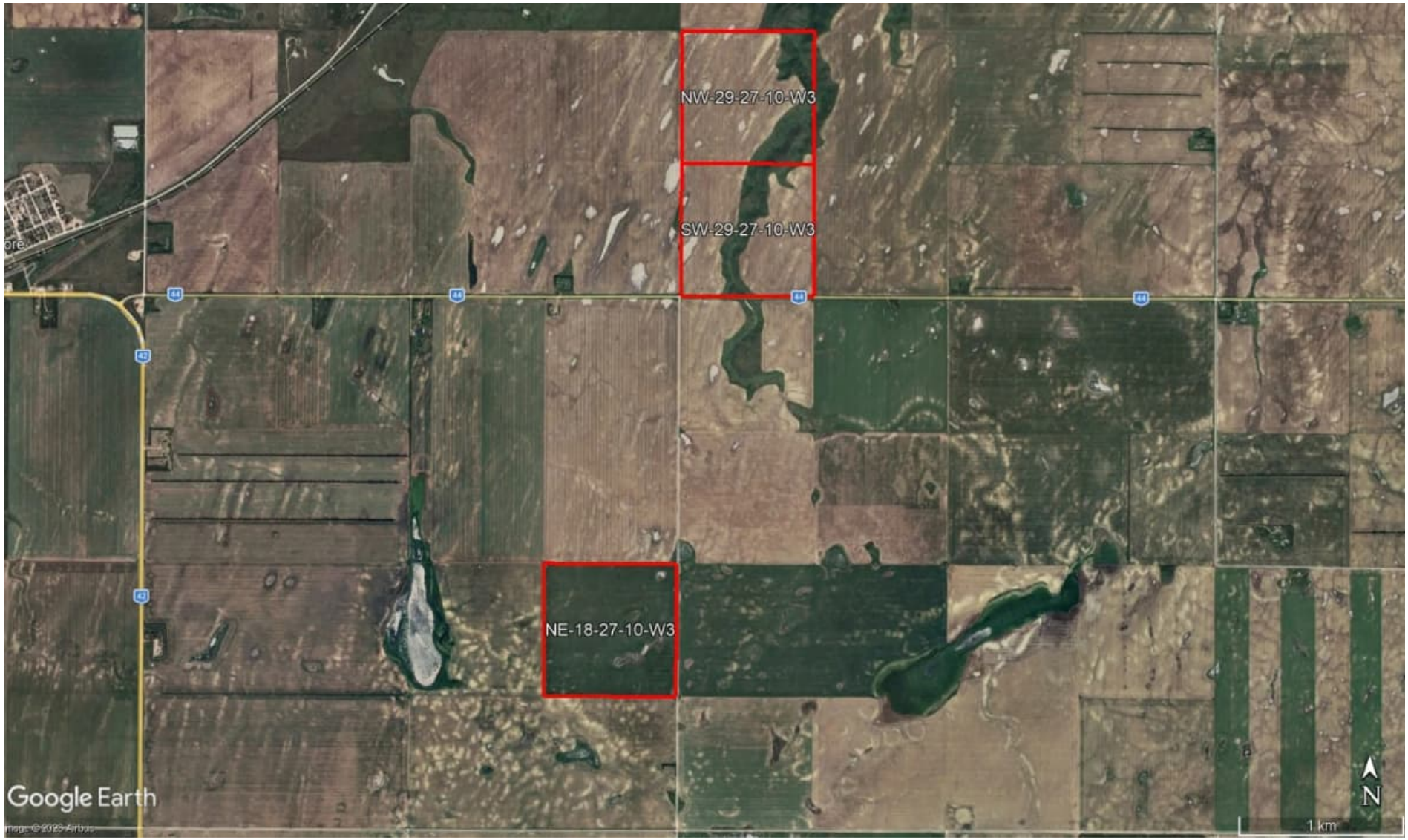








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