$1,250,000

Richmound 161 Acres Farmland with Yard





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 142 Enterprise
Closest Town:	Richmound	**Location:**	Saskatchewan
MLS Number:	SK052792	**Title Acres (ISC):**	161
Cultivated Acres:	160	**Soil Final Rating:**	45.1
Price:	$1,250,000	**$/Titled Acres:**	$7,763.98
Avg AV/Qtr:	$269,118	**Farmland:**	$850,000
Improvements:	$400,000	**P/AV Multiple:**	3.14
Enterprise:	Grain		

Description

A newly built 13,500 sq. ft. pole building is the centrepiece of the Quinlan quarter near Richmound in the RM of Enterprise No. 142. The building includes a 4,500 sq. ft. heated shop with a concrete floor, kitchen and meeting area, bathroom and mezzanine. The yard also features a separate 2,400 sq. ft. shop with natural gas heat and a concrete floor and a Quonset for machinery storage.

There is a total of 92,000 bu's grain storage including 76,000 bu's of hopper storage with aeration.

The 161-acre quarter (NW 14-17-29 W3) includes 160 SAMA cultivated acres and generates $4,879 in annual surface lease revenue.

Buyers can purchase this quarter section with yard on its own or together with the separately listed 17 adjoining quarters for a combined 2,867 acres.

Farmland & Price Summary

1 parcel

161 title acres (ISC)

SAMA Information

161 total acres

160 cultivated acres

1 wetland/bush acres

$270,800 total 2026 assessed value (AV)

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$269,118 average assessment per 160 acres

45.1 soil final rating (weighted average)

$850,000 Farmland Price

$7,778 per title acre (ISC)

$5,313 per cultivated acre (SAMA)

3.14 times the 2026 assessed value (P/AV multiple)

$400,000 Buildings and Improvements

$1,250,000 Total Price

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
142	NW	14	17	29	3	0	160.7	161	160	0	0	1	$270,800	Fox Valley	Clay Loam	45.1	J	4	$770.02
						Totals	**160.7**	**161**	**160**	**0**	**0**	**1**	**$270,800**		**Weighted Average Final Rating**	**45.1**			**$770.02**

Average per 160 acres $269,118

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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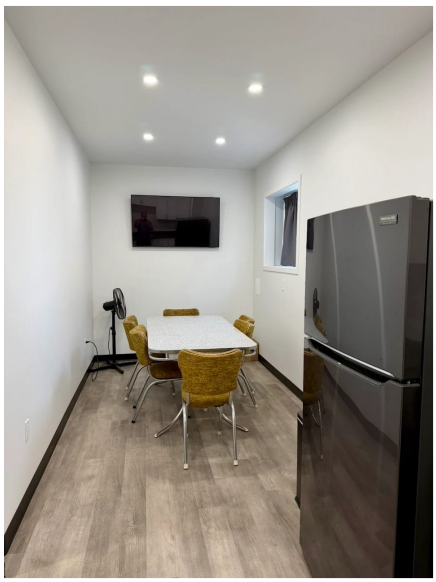





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