$663,850

Rosetown 462 acres Mixed Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 317 Marriott
Closest Town:	Rosetown	**Location:**	Saskatchewan
MLS Number:	SK053919	**Title Acres (ISC):**	461.6
Cultivated Acres:	113	**Soil Final Rating:**	53.7
Price:	$663,850	**$/Titled Acres:**	$1,438.15
Avg AV/Qtr:	$177,385	**Farmland:**	$663,850
P/AV Multiple:	1.3		
Enterprise:	Grain, Hay (arable), Pasture		

Description

Rosetown 462 acres Mixed Farmland

Located at the southern end of the RM of Marriott No. 317, just north of the RM of St. Andrews No. 287, these three quarters offer a mix of grain land, native grass pasture and creek-bottom grazing. The property includes the south half of 5-31-14 W3 and NE 4-31-14 W3, totalling 461.6 titled acres. SAMA identifies 113 cultivated acres and 349 pasture acres across the three quarters.

The land is available to farm in 2027. The seller would also consider renting the grain land back from the buyer.

South Half of 5-31-14 W3

The grain land is fenced separately from the pasture. Soils on the cultivated land are primarily Elstow silty clay loam and Weyburn clay loam, with SCIC soil class G on the southeast quarter and H on the southwest. The seller has applied fertilizer to the grain land.

The pasture is predominantly native prairie wool, with some crested wheatgrass and brome. A grassy ridge of approximately 15 acres has been hayed in the past. There is a dugout on the half section that was deepened years ago.

A minor portion of the southeast quarter, estimated by the seller at five to six acres, lies across the road. These acres are included in the sale and are currently fenced in with the neighbour's pasture by permission.

NE 4-31-14 W3

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This 160.7-acre quarter is entirely in pasture. A creek runs through the lower ground, and the seller reports that springs have always kept water in portions of the creek. Native grass covers the hillsides and upper ground. The seller estimates roughly 60% of the quarter lies on the creek flat, where foxtail barley is prevalent and grazing is best early in the season before it heads out.

The quarter is fenced on all four sides. A new west fence was installed in summer 2026, bringing additional grazing ground beyond the old rail bed inside the fence. A gate near the southwest corner provides access to the creek bottom.

Farmland & Price Summary

4 parcels

462 title acres (ISC)

SAMA Information

462 total acres

113 cultivated acres

349 native pasture acres

$512,200 total 2026 assessed value (AV)

$177,385 average assessment per 160 acres

53.7 soil final rating (weighted average)

$663,850 Farmland Price

$1,438 per title acre (ISC)

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

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
317	NE	4	31	14	3	0	160.7	161	0	0	161	0	$137,000	Elstow / Dk Brown	Loam / Heavy Clay	0.0	K	16
317	SE	5	31	14	3	1,2	149.8	150	48	0	102	0	$178,400	Elstow	Silty Clay Loam	54.1	G	16
317	SW	5	31	14	3	0	151.1	151	65	0	86	0	$196,800	Weyburn / Elstow	Clay Loam / Silty Clay Loam	53.4	H	16
						Totals	**461.6**	**462**	**113**	**0**	**349**	**0**	**$512,200**		**Weighted Average Final Rating**	**53.7**		

Average per 160 acres $177,385

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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