$800,000

Shellbrook Half Section of Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 464 Leask
Closest Town:	Shellbrook	**Location:**	Saskatchewan
MLS Number:	SK052758	**Title Acres (ISC):**	306.2
Cultivated Acres:	211	**Soil Final Rating:**	29.9
Price:	$800,000	**$/Titled Acres:**	$2,612.67
Avg AV/Qtr:	$124,758	**Farmland:**	$800,000
P/AV Multiple:	3.35		
Enterprise:	Grain		

Description

Shellbrook Half Section of Farmland

Two adjacent quarter sections of farmland south of Shellbrook on a primary grid, in the Rural Municipality of Leask #464.

Both quarters are currently cultivated, dominantly Nisbet and Edam soil associations, very fine sand and loamy sand surface textures, with overall Weighted Final Rating of 30 points per cultivated acre overall. This is well drained land, no stone and approximately 211 cultivated acres currently. Some of the treed areas have timber that could be logged, cleared and farmed, adding to the cultivated area.

This half section was previously pastureland, and with a good dugout present, one could make immediate use of both open and treed areas for grazing.

306 total acres

211 cultivated acres

$238,600 total 2026 assessed value (AV)

30 soil final rating (weighted average)

Asking Price $800,000

$2,613 per title acre

$3,791 per cultivated acre

3.35 times the 2026 assessed value

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
464	SW	28	47	3	3	0	156.77	118	157	118	0	0	39	$140,000	Edam; Nisbet	Loamy Sand; Very Fine Sand	31.5	L	18	$819.97
464	SE	28	47	3	3	0	149.44	93	149	93	0	0	56	$98,600	Nisbet	Very Fine Sand; Sand	28.0	L	18	$577.50
						Totals	**306.21**	**211**	**306**	**211**	**0**	**0**	**95**	**$238,600**		**Weighted Average Final Rating**	**29.9**			**$1,397.47**

Average per 160 acres **$124,758**

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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