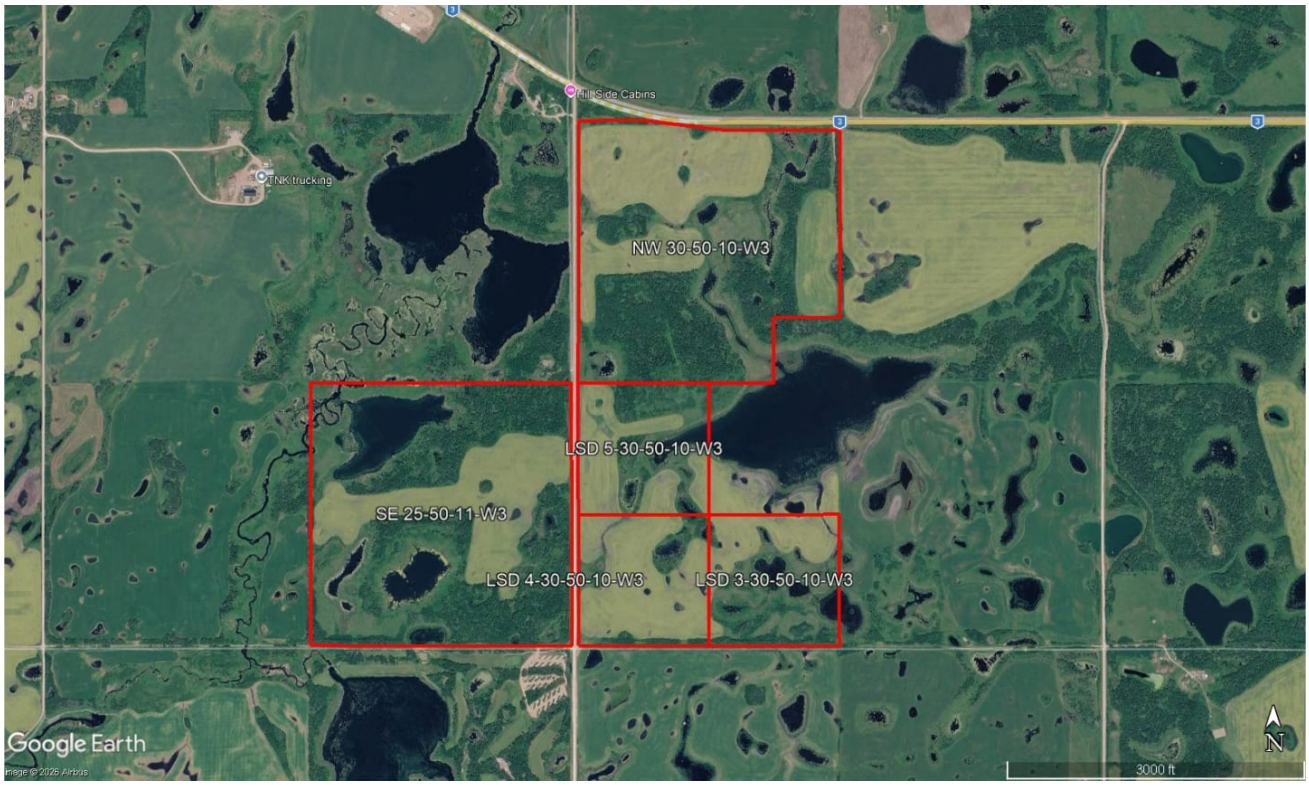
$799,800

Spiritwood 496 acres Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 496 Spiritwood
Closest Town:	Spiritwood	**Location:**	Saskatchewan
MLS Number:	SK053979	**Title Acres (ISC):**	424.1
Cultivated Acres:	175	**Soil Final Rating:**	52.5
Price:	$799,800	**$/Titled Acres:**	$1,885.88
Avg AV/Qtr:	$173,547	**Farmland:**	$799,800
P/AV Multiple:	1.74		
Enterprise:	Grain, Hay (arable), Pasture		

Description

RM of Spiritwood No. 496 – 424 Acres

This is 424 acres of mixed land just over 2 miles east of Spiritwood, next to the golf course. It's a rare chance to own land this close to town, with several good treed building sites. There are three parcels: 175 cultivated acres according to SAMA, 204 acres of native grass and 45 other acres. The land ranges from flat to hilly, with heavy bush and some sloughs and stones. It's well suited to grain, hay and pasture, or recreation. The soil is SCIC class H, with final soil ratings of 50.9 to 56.9, about 53.6 on a weighted average. The total assessment is $459,900, and annual taxes are $1,635.72.

The land is currently rented. Power and phone are close by, and there is some fencing. Spiritwood's schools are about 4 km away, and the school bus serves the area.

Legal: Pt NW 30-50-10-W3, Pt SW 30-50-10-W3 (LSD 3, 4, 5), SE 25-50-11-W3
Price: $799,800 (about $1,886 per title acre, or $4,570 per SAMA cultivated acre)
Directions: From Spiritwood, go east just over 2 miles and turn south. The land starts on the right-hand side of the road.

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
496	NW	30	50	10	3	132	145.3	145	69	0	76	0	$178,000	Makwa	Loam	52.3	H	22	$670.12
496	LSD 3,4,5	30	50	10	3	133, 134, 135	119.4	119	74	0	0	45	$142,100	Makwa	Loam	50.9	H	22	$534.98
496	SE	25	50	11	3	0	159.4	160	32	0	128	0	$139,800	Shellbrook	Light Loam	56.9	H	22	$430.62
						Totals	**424.1**	**424**	**175**	**0**	**204**	**45**	**$459,900**		**Weighted Average Final Rating**	**52.5**			**$1,635.72**

Average per 160 acres $173,547

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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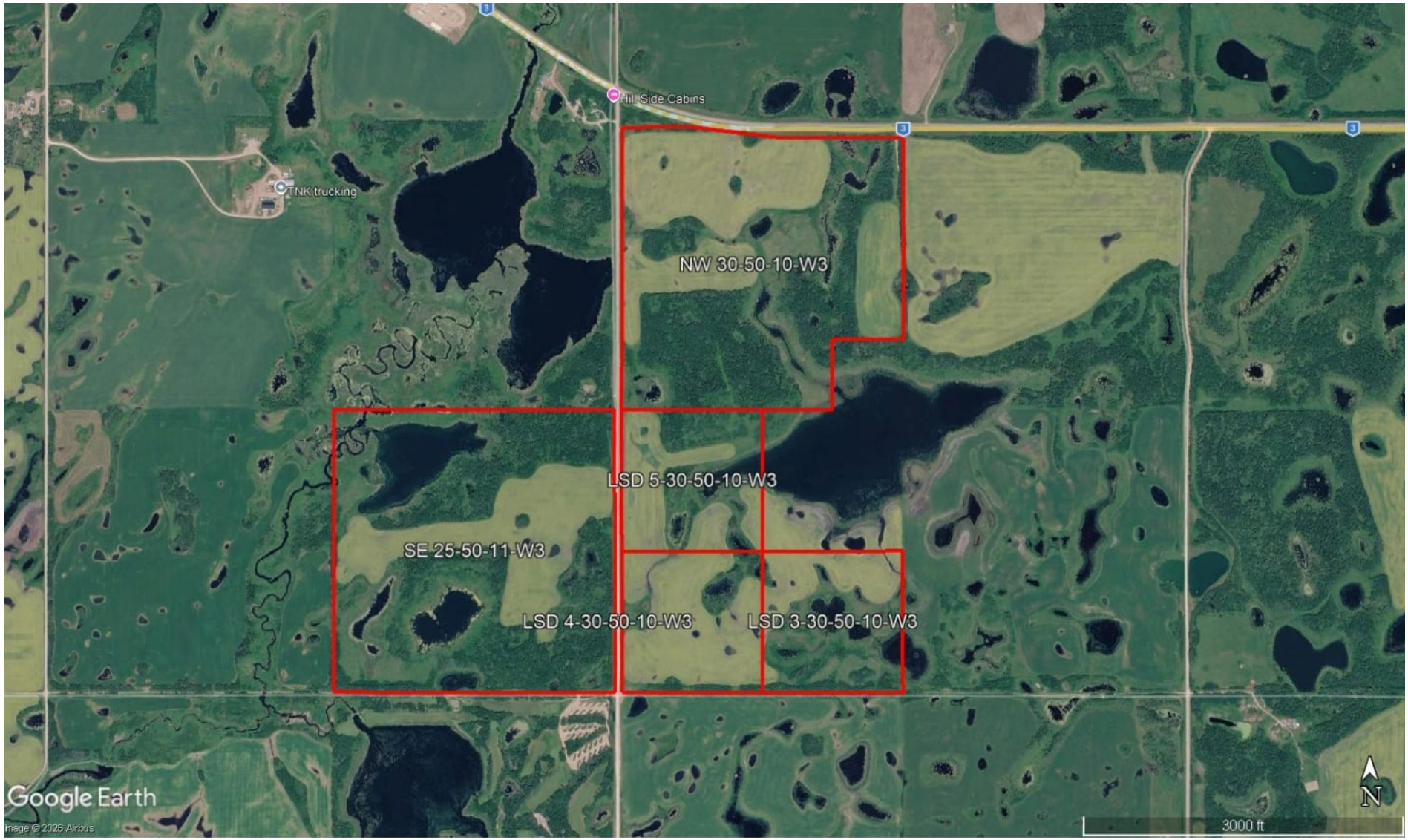

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