$617,000

Weirdale Farm/Recreational - 3 Quarters





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 490 Garden River
Closest Town:	Weirdale	**Location:**	Saskatchewan
MLS Number:	SK053629	**Title Acres (ISC):**	478.9
Cultivated Acres:	275	**Soil Final Rating:**	25.5
Price:	$617,000	**$/Titled Acres:**	$1,288.37
Avg AV/Qtr:	$98,033	**Farmland:**	$617,000
P/AV Multiple:	2.1		
Enterprise:	Grain, Recreational		

Description

This three quarter section package just south of Weirdale and Highway 55 is well suited for cultivation, pasture and recreational use. SAMA records show 275 cultivated acres in total, although currently there are approximately 155 acres cultivated. Additional 90 acres are open and ready for cultivation. The currently cultivated area has weighted rating of 42 points per cultivated acre, with areas not currently under cultivation lower quality, ranging from 20 to 24 points per cultivated acre. These are J, L and M soils per Saskatchewan Crop Insurance Corporation. The west quarter has a gravel deposit, with ample aggregate for personal use.

Two of the three quarters are adjacent to the Fort à la Corne Provincial Forest, with substantial treed land in the area, creating an ideal habitat for big game. The area is within Wildlife Management Zone 50, which has regular seasons for white-tailed deer and elk as well as draw seasons for elk, moose and mule deer.

Farmland & Price Summary
3 parcels
479 title acres (ISC)

SAMA Information
480 total acres
275 cultivated acres
92 native pasture acres
113 wetland/bush acres
$294,100total 2026 assessed value (AV)
$98,033average assessment per 160 acres
25.5 soil final rating (weighted average)

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$617,000 Farmland

$1,288 per Total Acre (ISC)

$2,244 per cultivated acre (SAMA)

2.10 times the 2026 assessment

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC		RM
Map ID	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
1	490	NW	4	51	22	2	0	159.51	160	43	0	92	25	$98,000	Gronlid; Glenbush; Nisbet	Very Fine Sandy Loam; Sandy Loam; Loamy Sand	42.1	J	21	$521.00
2	490	NE	4	51	22	2	0	159.38	160	135	0	0	25	$123,200	Gronlid; Nisbet; Pine	Very Fine Sandy Loam; Sandy Loam; Loamy Sand	24.2	L	21	$640.00
3	490	SE	9	51	22	2	0	160.01	160	97	0	0	63	$72,900	Nisbet; Pine	Sandy Loam; Loamy Sand	19.8	M	21	$501.00
						Totals		**478.90**	**480**	**275**	**0**	**92**	**113**	**$294,100**		**Weighted Average Final Rating**	**25.5**			**$1,662.00**

Average per 160 acres **$98,033**

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

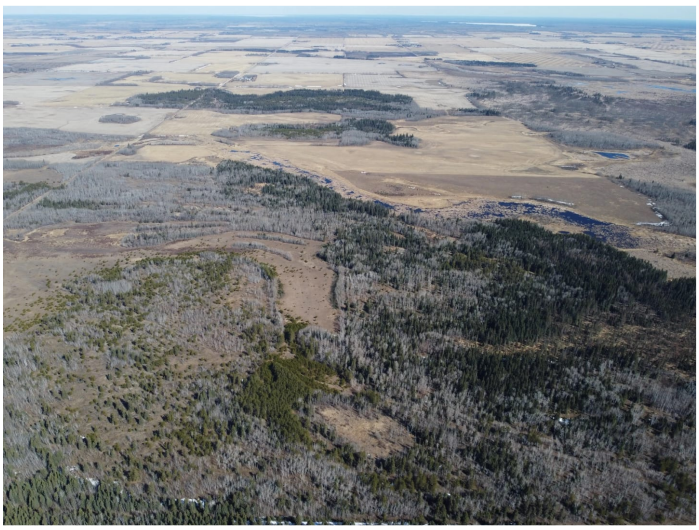
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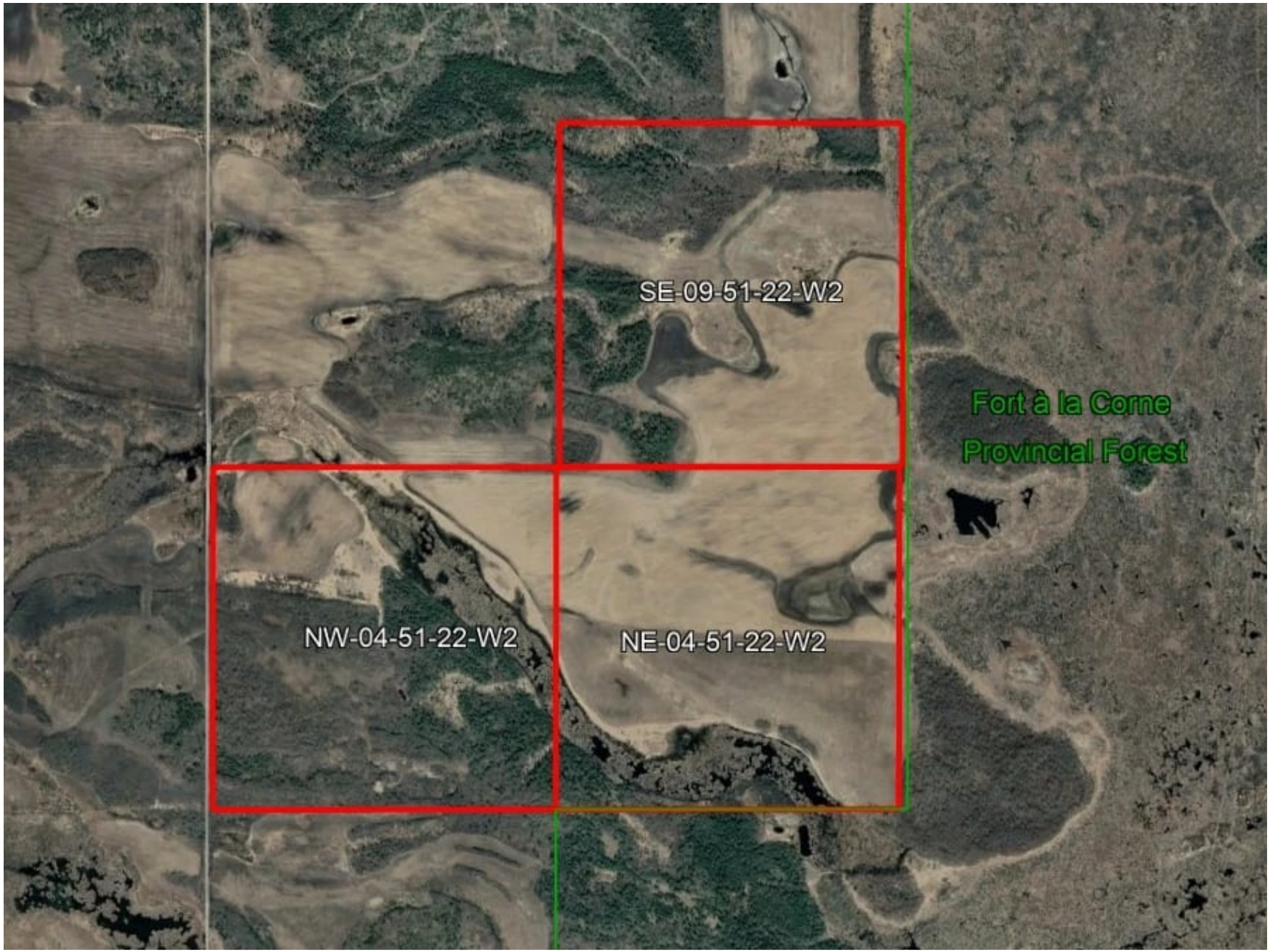








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