$160,000

Weirdale Recreational Quarter





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 490 Garden River
Closest Town:	Weirdale	**Location:**	Saskatchewan
MLS Number:	SK053618	**Title Acres (ISC):**	160.77
Cultivated Acres:	10	**Soil Final Rating:**	67
Price:	$160,000	**$/Titled Acres:**	$995.21
Avg AV/Qtr:	$142,708	**Farmland:**	$160,000
P/AV Multiple:	1.11		
Enterprise:	Recreational, Grain		

Description

This single quarter section is almost fully treed, although there are approximately 10 cultivated acres on north end that is high quality soil, with weighted rating of 67 points per acre, H soil per Saskatchewan Crop Insurance Corporation. There is also a second open area accessible from road, approximately 12 acres. The balance of the quarter is lightly treed, with good access, excellent hunting habitat. Two quarters immediately south of this land is fully treed Crown owned designated Wildlife lands, that will remain treed. 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 Summary
1 parcel
161 title acres (ISC)

SAMA Information
161 total acres
10 cultivated acres
151 native pasture acres

$143,600 total 2026 assessed value (AV)
$142,708 average assessment per 160 acres
67.0 soil final rating (weighted average)

$160,0000 Total Asking Price

$995 per Total Acre (ISC)

1.11 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	SE	7	51	22	2	0	160.77	161	10	0	151	0	$143,600	Weirdale; Shellbrook	Clay Loam; Loam; Fine Sandy Loam	67.0	H	21	$624.00
							Totals	**160.77**	**161**	**10**	**0**	**151**	**0**	**$143,600**		**Weighted Average Final Rating**	**67.0**			**$624.00**

Average per 160 acres **$142,708**

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/

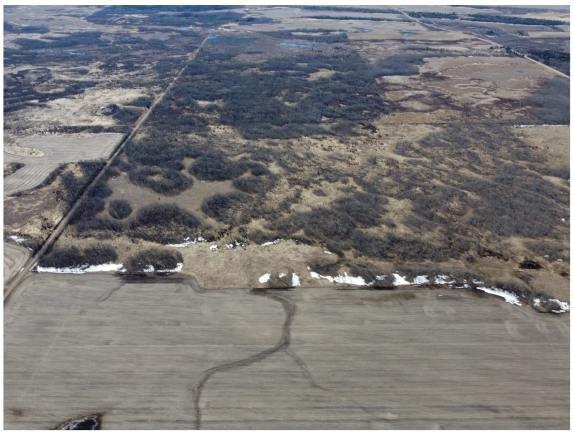
Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator

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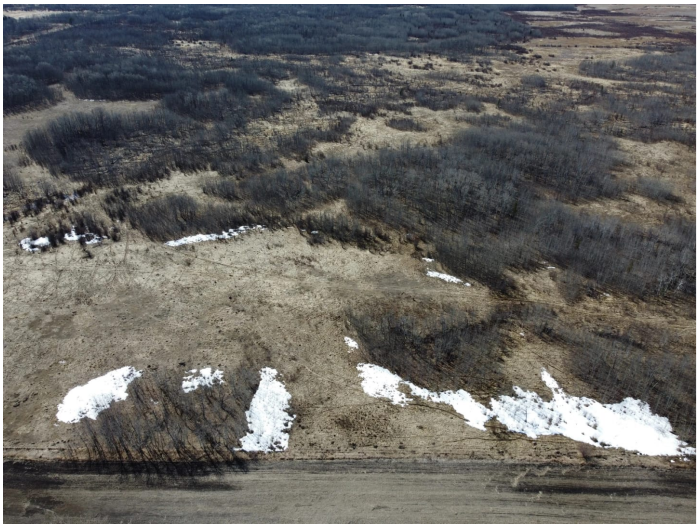









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