$985,000

Duck Lake 480 acres Pasture & Grain Farmland
(145 acres Seedable)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 463 Duck Lake
Closest Town:	Duck Lake	**Location:**	Saskatchewan
MLS Number:	SK029019	**Title Acres (ISC):**	480
Cultivated Acres:	305	**Soil Final Rating:**	33.1
Price:	$985,000	**$/Titled Acres:**	$2,052.08
Avg AV/Qtr:	$140,840	**Farmland:**	$985,000
P/AV Multiple:	2.33		
Enterprise:	Grain		

Description

Location
Located four (4) miles south and two (2) miles west of Duck Lake, Saskatchewan, this block of farmland offers a mix of cultivated acres and pasture in a productive farming area.

Property Overview
This offering consists of 480 title acres (3 parcels) with a blend of cultivated land and pasture. The property has some bush, sloughs and stones, typical of the area.

Fencing is a mix of 4-wire and 3-wire. The property is perimeter fenced and cross fenced.

The owner has done significant brush clearing on NW 12-43-2 W3, including brushing, discing and root picking. There are approximately 145 seedable acres on NW 12-43-2 W3. NE 12 and SE 13 are currently seeded to grass.

Farmland & Price Summary
3 parcels
480 title acres (ISC)
145 seedable acres (Owner) on NW 12
NE 12 and SE 13 are currently seeded to grass

SAMA Information
481 total acres
305 cultivated acres (SAMA)
61 native pasture acres
115 wetland/bush acres

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$423,400 total 2026 assessed value (AV)
$140,840 average assessment per 160 acres
33.1 soil final rating (weighted average)

$985,000 Farmland Price
$2,053 per title acre (ISC)
$3,230 per cultivated acre (SAMA)
2.33 times the 2026 assessed value (P/AV multiple)

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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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
463	NW	12	43	2	3	0	159.9	160	115	0	0	45	$168,400	Meota	Fine Sandy Loam	38.4	K	18
463	NE	12	43	2	3	0	159.9	161	100	0	61		$147,200	Edam	Very Fine Sand	28.4	O	18
463	SE	13	43	2	3	0	159.9	160	90	0	0	70	$107,800	Edam	Loamy Sand	31.5	L	18
						Totals	**479.7**	**481**	**305**	**0**	**61**	**115**	**$423,400**		**Weighted Average Final Rating**	**33.1**		

Average per 160 acres **$140,840**

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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