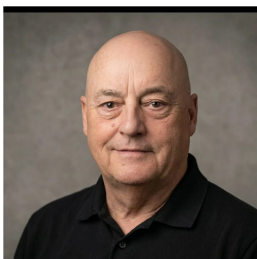




\$565,000

Carrot River 158 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 486 Moose Range
Closest Town:	Carrot River	Location:	Saskatchewan
MLS Number:	SK048647	Title Acres (ISC):	158.1
Cultivated Acres:	153	Soil Final Rating:	51
Price:	\$565,000	\$/Titled Acres:	\$3,573.69
Avg AV/Qtr:	\$297,215	Farmland:	\$565,000
P/AV Multiple:	1.93		
Enterprise:	Grain		

Description

158 acres of grain farmland located 17 miles east of Carrot River, SK. Vendor states that 158 acres are currently seeded.

Legal Land Description: NE 12-50-9 W2

Farmland & Price Summary

158 title acres (ISC)

158 reported seeded acres

SAMA Information

158 total acres

153 cultivated acres

5 wetland/bush acres

\$293,500 total 2025 assessed value (AV)

\$297,215 average assessment per 160 acres

51.0 soil final rating (weighted average)

\$565,000 Farmland Price

\$3,574 per title acre (ISC)

\$3,693 per cultivated acre (SAMA)



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\$3,576 per cultivated acre (Owner)

1.93 times the 2025 assessed value (P/AV multiple)

Detailed Description of Farmland Property

Legal Land Description								ISC	Owner	SAMA Information										SCIC	
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	
1	486	NE	12	50	9	2	0	158.1	158	158	153			5	\$293,500	Arborfield	Heavy Clay	51.0	H	17	
	Totals							158.1	158	158	153	0	0	5	\$293,500	Weighted Average Final Rating 51.0					

Average per 160 acres \$297,215

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>







