$1,300,000

Carrot River 311 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:	SK048069	**Title Acres (ISC):**	311.8
Cultivated Acres:	271	**Soil Final Rating:**	61.4
Price:	$1,300,000	**$/Titled Acres:**	$4,169.34
Avg AV/Qtr:	$319,692	**Farmland:**	$1,300,000
P/AV Multiple:	2.09		
Enterprise:	Grain		

Description

Two quarters of good quality sections of grain farmland located northeast of Carrot River, on Highway 55.

Farmland & Price Summary

2 parcels

312 title acres (ISC)

302 reported seeded acres (new breaking)

SAMA Information

312 total acres

271 cultivated acres (SAMA)

41 wetland/bush acres

$623,400 total 2026 assessed value (AV)

$319,692 average assessment per 160 acres

61.4 soil final rating (weighted average)

$1,300,000 Farmland Price

$4,170 per title acre (ISC)

$4,797 per cultivated acre (SAMA)

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$4,305 per cultivated acre (Owner)

2.09 times the 2026 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	SE	2	51	9	2	0	156.0	152	156	152	0	0	4	$339,400	Tisdale	Heavy Clay	59.8	G	17
2	486	SW	2	51	9	2	0	155.8	150	156	119	0	0	37	$284,000	Tisdale	Heavy Clay	63.4	G	17
							Totals	**311.8**	**302**	**312**	**271**	**0**	**0**	**41**	**$623,400**		**Weighted Average Final Rating**	**61.4**		

Average per 160 acres **$319,692**

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

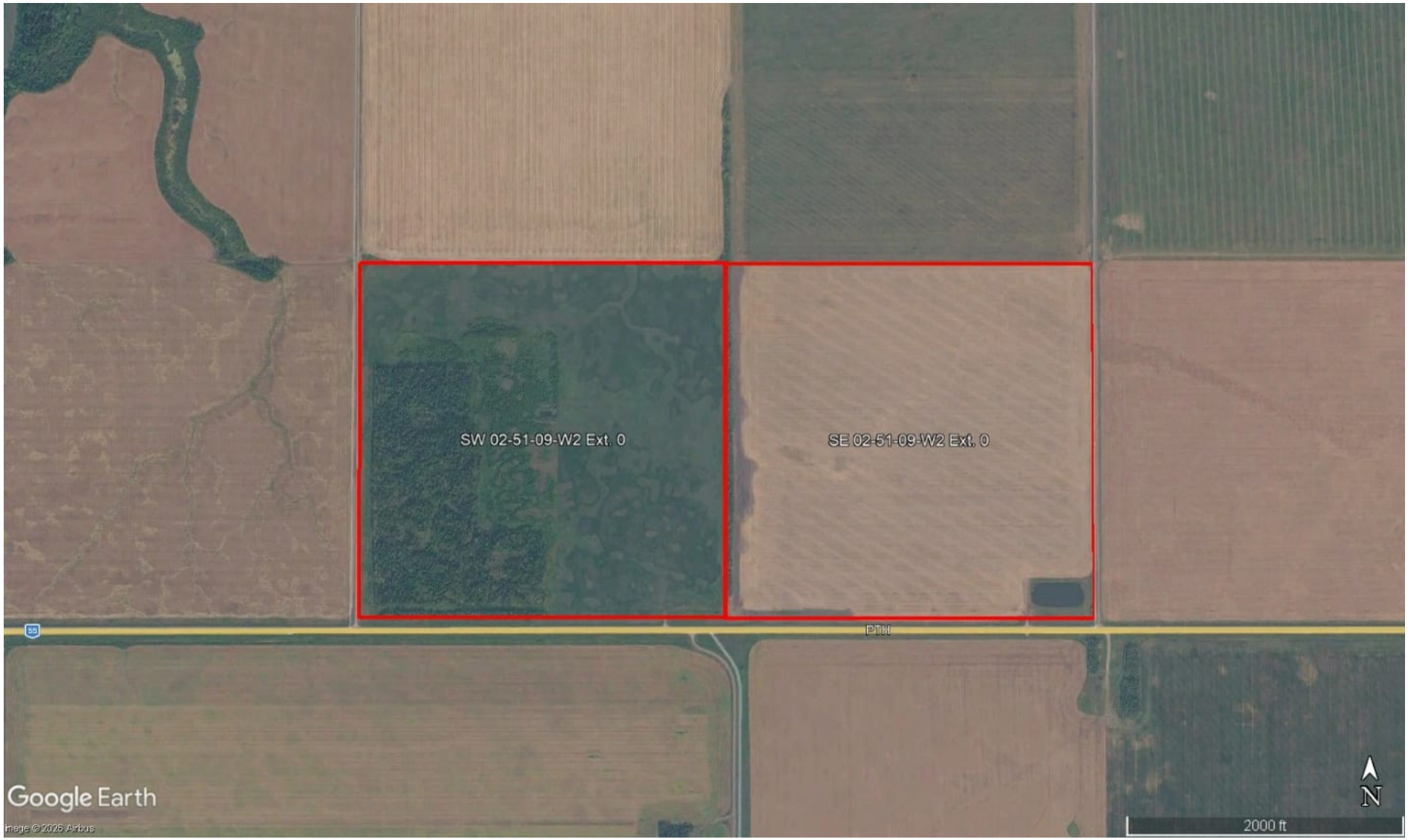
Saskatchewan Crop Insurance Corporation (SCIC)

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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