



\$999,999

Creelman 356 acres Grain Farmland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 096 Fillmore
Closest Town:	Creelman	Location:	Saskatchewan
MLS Number:	SK028809	Title Acres (ISC):	356
Cultivated Acres:	313	Soil Final Rating:	51.1
Price:	\$999,999	\$/Titled Acres:	\$2,808.99
Avg AV/Qtr:	\$272,452	Farmland:	\$999,999
P/AV Multiple:	1.66		
Enterprise:	Grain		

Description

356 acres of productive grain farmland located in the RM of Fillmore No. 96 and the Village of Creelman. This package features Brooking and Estevan Clay Loam soils, with SAMA reporting approximately 313 cultivated acres and 41 acres of other land, for a combined Soil Final Rating of 51.1.

The offering includes a half section situated north of Creelman, along with an additional smaller parcel located on the south side of the Village of Creelman. The smaller parcel may be purchased on its own — please call to discuss. The land is currently rented for the 2026 growing season, making this a great investment opportunity!

Farmland & Price Summary

3	Parcels
356	Title Acres (ISC)
SAMA Information	
354	Total Acres
313	Cultivated Acres
41	Wetland/Bush Acres
\$602,800	Total Assessed Value
\$272,452	Average Assessment per 160 Acres
51.1	Soil Final Rating (Weighted Average)
\$999,999	Farmland Price
\$2,808	per Total acre (ISC)
\$3,195	per cultivated acre (SAMA)
1.66	times the 2025 Assessed Value

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
Village of Creelman	SW	16	10	10	W2	26	35.45	33	28	0	0	5	59,300	Brooking	Clay Loam	56.3	L	5	\$864.11
96	NE	10	11	10	W2	0	159.86	160	140	0	0	20	285,000	Estevan	Clay Loam	54.0	K	5	\$1,208.22
96	NW	10	11	10	W2	0	160.84	161	145	0	0	16	258,500	Estevan	Clay Loam	47.4	L	5	\$1,105.18
Totals							356.15	354	313	0	0	41	602,800	Weighted Average Final Rating 51.1					\$3,177.51

Average per 160 acres 272,452

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

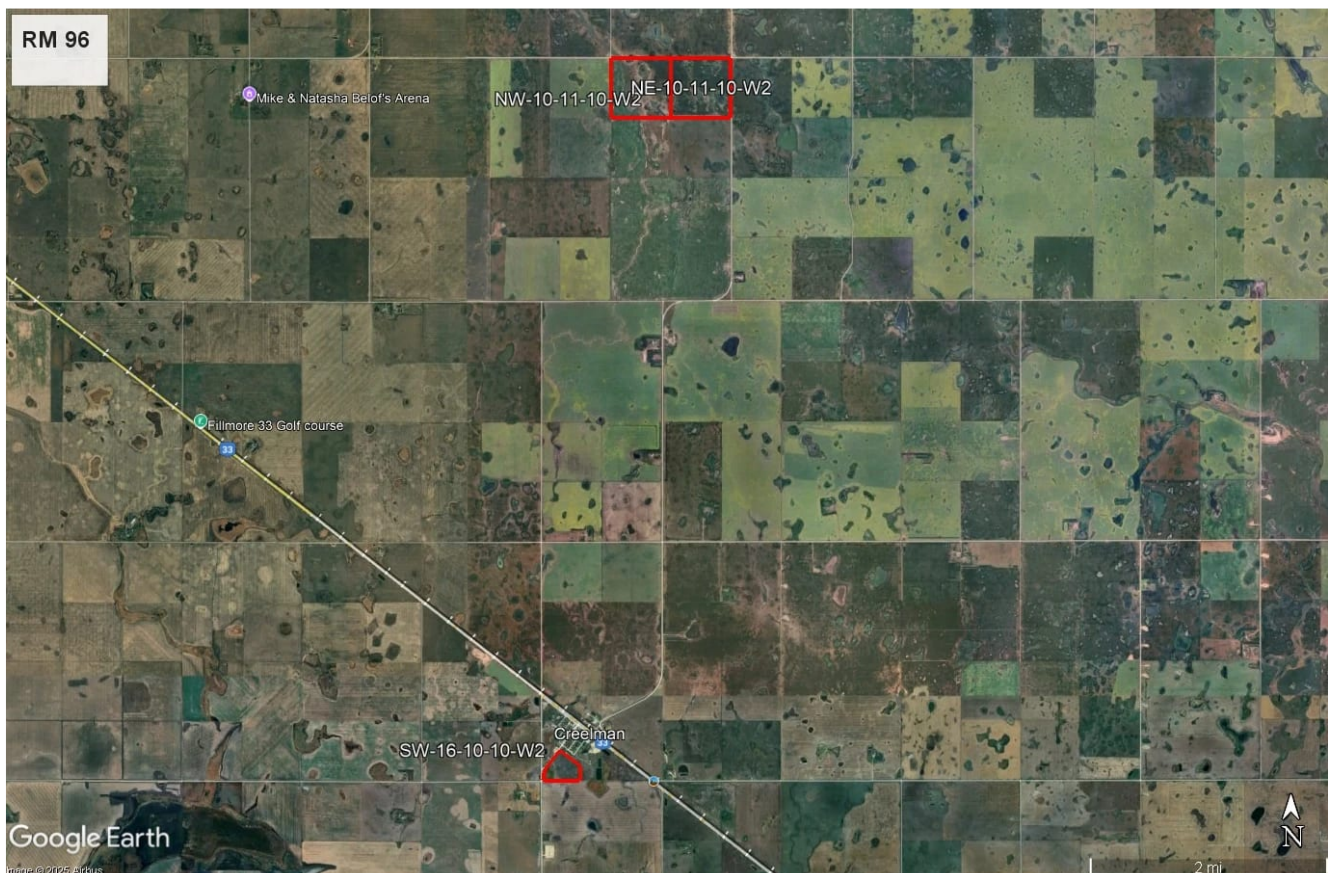
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>









14	234200 ANDREW & WILLIAM SIGDA 255400	HOLDING 227000 ELAINE GOOD 245000	13	241800 ELAINE GOOD 239200	256900 BARRY & ELAINE GOOD 221200	18	261800 G AND R FARMS CO-OPERATIVE 235400	266000 PRO-FIELD MANAGEMENT INC. 239100 TOM & MELISSA WICKHAM 266800	17	248200 VINCENT VAN STAVEREN FARM LTD. 235200	16	205900 BRANT DAMMANN 201000	231500 PRO-FIELD MANAGEMENT INC. 199500	15	196900 VINCENT VAN STAVEREN FARM LTD. 236500	232600 VINCENT VAN STAVEREN FARM LTD. 213900	14	222000 VINCENT VAN STAVEREN FARM LTD. 227200	192400 LINDA WILSON 222900	13	196300 LINDA WILSON 185400				
11	200800 ANDREW & WILLIAM SIGDA 174700	DAVID SIGDA 224300	12	243200 NATASHA & MICHAEL BELOF 230200	209800 BARRY GOOD 232200	7	218500 ELIAS WHITE FARM CORP. 232200	8	251700 JOHN VAN STAVEREN FARM LTD. 241600	9	239900 COLIN DAMMANN 257400	10	202700 WALTER & MARIE LUCHENSKI 190500	11	182200 WALTER & MARIE LUCHENSKI 191400	12	201000 LINDA WILSON 201000	13	223400 BRANDON WILSON 168000	14	222000 VINCENT VAN STAVEREN FARM LTD. 210700	15	210700 VINCENT VAN STAVEREN FARM LTD. 205200		
2	215400 TRACY & SANDRA OGDEN 191800	VINCENT SIGDA 193900	1	182600 TRACY & SANDRA OGDEN 197400	228100 BARRY & ELAINE GOOD 197400	6	225300 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 243000	5	252800 GEOFFREY WHITE & JENNIFER ELIAS-WHITE 243000	4	252500 LONEL KEITH & KYLE KOSIOR 252500	3	221600 PRO-FIELD MANAGEMENT INC. 262300	2	228500 WAYNE & LORNA BOSSENBERRY 235700	1	230300 LINDA BRAUN & VOLA CARNEGIE 222600	2	219100 BRAD & VIOLA CARNEGIE 231200	1	205200 VINCENT VAN STAVEREN FARM LTD. 219400				
1	172300 ELIAS WHITE FARM CORP. 169300	ELIAS WHITE FARM CORP. 203400	36	241800 OCEAN MAN TRUST 209400	226100 OCEAN MAN TRUST 209400	31	242600 JENNIFER ELIAS-WHITE 249700	32	255500 JENNIFER ELIAS-WHITE 256800	33	252500 JOHN & PAT HORNER 266500	34	246600 PRO-FIELD MANAGEMENT INC. 261800	35	246000 VINCENT VAN STAVEREN FARM LTD. 242300	36	244800 JOHN VAN STAVEREN FARM LTD. 242300	37	259300 MALCOLM CARNEGIE 224800	38	240700 GLEN SANDER 240100	39	228400 MELA SWANSON LINDA WILSON 250800	40	221400 DWAYNE PATERSON 230300
26	231600 ROBERT & CHRISTINE PROCKY 240400	233100 ROBERT & CHRISTINE PROCKY 221300	25	200300 OCEAN MAN TRUST 151200	219300 OCEAN MAN TRUST 151200	30	233000 OCEAN MAN TRUST 247600	29	227400 OCEAN MAN TRUST 244800	28	240900 VINCENT VAN STAVEREN FARM LTD. 186000	27	220300 ROY & BONNIE OBST 220300	26	234200 WINSTON VAN STAVEREN FARM LTD. 243900	25	236200 KIRK DAMMANN 233400	24	228600 WENDY GRAY 233000	23	253200 WENDY GRAY 205400	22	246300 MELA & GAYLE SWANSON 253600	21	246300 MELA & GAYLE SWANSON 253600
23	255800 ROBERT & CHRISTINE PROCKY 272400	248600 ROBERT & CHRISTINE PROCKY 212300	24	241600 ANDJELIC LAND INC. 147900	221300 JOHN & PAT HORNER 147900	19	220900 VINCENT VAN STAVEREN FARM LTD. 190700	20	238900 OCEAN MAN TRUST 184200	21	228100 OCEAN MAN TRUST 244000	22	245500 VINCENT VAN STAVEREN FARM LTD. 252500	23	244700 BRADLEY & ANGLEA CARNEGIE 251300	24	240100 VINCENT VAN STAVEREN FARM LTD. 215400	25	231400 VINCENT VAN STAVEREN FARM LTD. 216500	26	239100 JOHN VAN STAVEREN FARM LTD. 246300	27	233600 JOHN VAN STAVEREN FARM LTD. 220000	28	233600 JOHN VAN STAVEREN FARM LTD. 220000
14	270400 JAMES & ELIZABETH MILTON 123500	195400 JAMES & ELIZABETH MILTON 193800	13	147200 ANDJELIC LAND INC. 147200	219600 JOHN & PAT HORNER 227100	18	217500 LARRY CARNEGIE 205900	17	239200 BRADLEY & ANGLEA CARNEGIE 234600	16	210600 JOE & TRACEY BECKSTEAD 238000	15	205200 VINCENT VAN STAVEREN FARM LTD. 205200	14	205200 WINSTON VAN STAVEREN FARM LTD. 205200	13	205200 JOHN VAN STAVEREN FARM LTD. 198700	12	244800 JOHN VAN STAVEREN FARM LTD. 217800	11	248300 FALCON RIDGE FARMS INC. 217800	10	225600 ROBERT, LYNNE, TOM & PAT DAVIS 205400	9	225600 ROBERT, LYNNE, TOM & PAT DAVIS 205400
11	147700 BRANT DAMMANN 52400	49300 BRANT DAMMANN 5200	12	182600 PATRICK ZANZEN 14500	249000 LARRY CARNEGIE 194300	7	240100 MICHAEL BECKSTEAD 260000	8	251800 MICHAEL BECKSTEAD 250700	9	231800 MICHAEL BECKSTEAD 231800	10	202900 WINSTON VAN STAVEREN FARM LTD. 222100	11	227900 WINSTON VAN STAVEREN FARM LTD. 227900	12	231600 JOHN & ARLENE RAY 237200	13	236800 JOHN & ARLENE RAY 215500	14	230800 JOHN & ARLENE RAY 213900	15	245100 JOHN & ARLENE RAY 235700	16	245100 JOHN & ARLENE RAY 235700
D & L	SHARI VOTH	SHARI VOTH	D & L	PATRICK	PATRICK	PATRICK	PATRICK	JOE	BLAISE & BLAISE	SHARI VOTH	SHARI VOTH	SHARI VOTH	SHARI VOTH	SHARI VOTH	ERSA	ERSA	ERSA	ERSA	ERSA						

REEVE-COUNCIL
DIV. 1-
DIV. 2-
DIV. 3-
DIV. 4-
DIV. 5-
DIV. 6-

TWP. 10