$99,900

DUC Carlson Land - 100 acres





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Property Details

Service Type:	Listing	**Closest Town:**	Meacham
Location:	Saskatchewan	**MLS Number:**	SK038442
Title Acres (ISC):	120	**Cultivated Acres:**	51
Price:	$99,900	**$/Titled Acres:**	$832.50
Farmland:	$99,900	**P/AV Multiple:**	0.87
Enterprise:	Hay (arable), Pasture		

Description

100 Acres of Hay/Pasture – Village of Meacham

Located in east-central Saskatchewan on the **north side of the Village of Meacham, approximately 60km east of Saskatoon**, this **2-parcel package** (NW 23-36-27-W2, Ext 4 & 5) offers a mix of cultivated and native grassland with wetland habitat. This **Ducks Unlimited Canada land** presents a unique opportunity for conservation-minded buyers and farmers in the area.

Conservation Program Details: This property is being sold under the **Ducks Unlimited Canada Revolving Land Conservation Program**, with a purpose of restoring and conserving wetlands and grasslands.

A conservation easement will be registered on title, preserving the wetland and grassland habitat. Haying and grazing are permitted uses, and the tame grass acres may be periodically broken and reseeded to perennial forage for weed control and stand rejuvenation — once every 10 years, with a 2-year window to reseed.

Property Details:

- **Total Acres:** 100.36 acres (ISC)
- **Cultivated Acres:** 51 acres (as per SAMA)
- **Native Grass:** 50 acres (as per SAMA)
- **Soil Association:** Elstow Clay
- **Topography:** Flat
- **Features:** Village of Meacham and Highway 2 frontage

The Ducks Unlimited habitat plan identifies the following land designations for the purpose of the conservation easement:

- **Wetland:** 26.2 acres
- **Tame Grass/Forage:** 59.9 acres

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- **Native Grass:** 14.9 acres

Farmland & Price Summary:

- **Legal Land Description:** NW 23-36-27 W2 Ext 4 and NW 23-36-27 W2 Ext 5
- **Farmland Price:** $99,900
- **Price per Title Acre:** $995
- **2025 Property Taxes: $975**
- **2025 Assessed Value:** $115,200 (0.90x times AV)

Ideal for operators looking for nearby hay/pasture acres or conservation-focused buyers seeking a property with Hwy 2 frontage near Meacham. Contact for more details.

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
Village of Meacham	NW	23	36	27	2	4,5	100.4	101	51	0	50	0	$115,200	Elstow	Clay	32.5	F	15	$975.00
Totals							**100.4**	**101**	**51**	**0**	**50**	**0**	**$115,200**	**Weighted Average Final Rating**		**32.5**			**$975.00**

Average per 160 acres $182,495

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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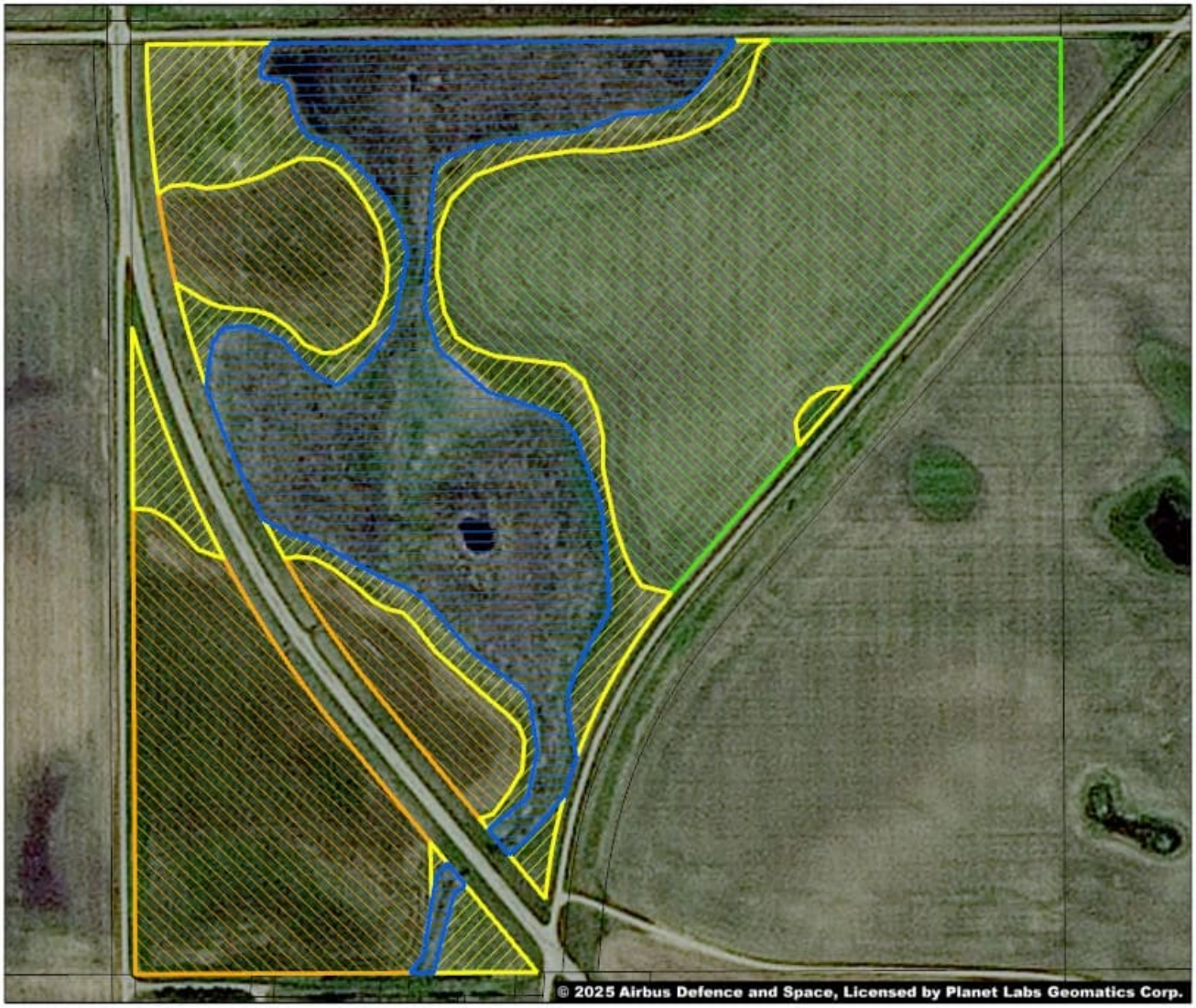



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Carlson RL CE
NW23-36-27-W2

Schedule "A"

N



Habitat Lands

- 1 Wetland - Natural/NWC - Retain Wetland 1 Basin 26.2 Acres
- 2 Tame Grass/Forage - Managed/Idle - Restore Upland 33.2 Acres
- 3 Tame Grass/Forage - Annual Hay/Grazed - Retain Upland 26.7 Acres
- 4 Native Non Wooded - Annual Hay/Grazed - Retain Upland 14.9 Acres

Ducks Unlimited Canada
GIS SKETCH PLAN

Coordinate System: NAD 1983 CSRS UTM Zone 13N	Landscape: Dana Hills	Date: October 24, 2025
Scale: 1:5,000	Image Source: Planet Labs	Drawn By: TSE
Field Recon/Survey Date:	Image Date: 2023	Checked By: TH

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