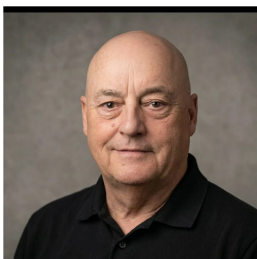
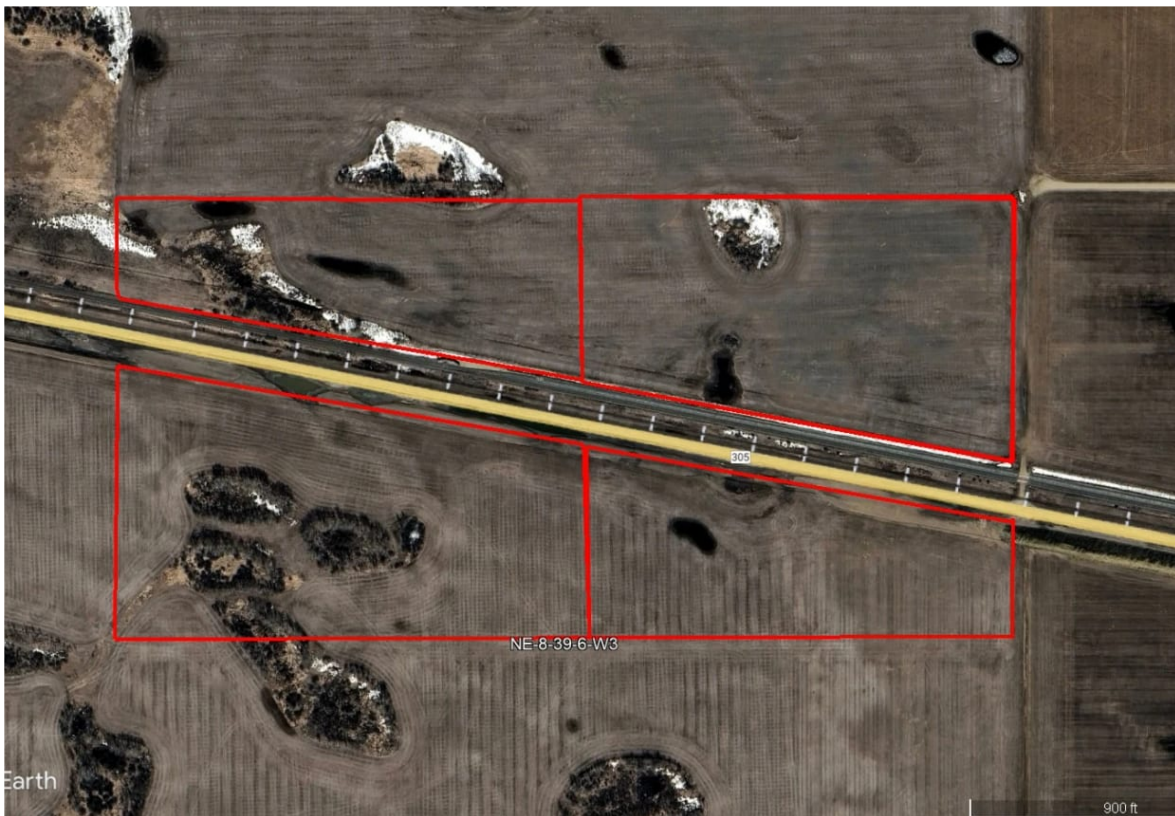




\$265,000

Dalmeny 65 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Dalmeny	Location:	Saskatchewan
MLS Number:	SK025643	Title Acres (ISC):	65
Cultivated Acres:	59	Soil Final Rating:	38.2
Price:	\$265,000	\$/Titled Acres:	\$4,076.92
Avg AV/Qtr:	\$208,985	Farmland:	\$265,000
P/AV Multiple:	3.12		
Enterprise:	Grain		

Description

65 acres of grain farmland comprising four parcels, ideally located west of Dalmeny, Saskatchewan, with direct access and frontage on Highway 305.

Farmland & Price Summary

4 parcels

65 title acres (ISC)

55 reported seeded acres

SAMA Information

65 total acres

59 cultivated acres

6 wetland/bush acres

\$84,900 total 2025 assessed value (AV)

\$208,985 average assessment per 160 acres

38.2 soil final rating (weighted average)

\$265,000 Farmland Price

\$4,069 per title acre (ISC)



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\$4,492per cultivated acre (SAMA)

\$4,818per cultivated acre (Owner)

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

Directions:

Two (2) miles west of Dalmeny on HWY 305 from corner of 305 & 684.

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
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	Property Taxes
344	LSD 16	8	39	6	3	157	19.8	55	65	59	0	0	6	\$84,900	Weyburn	Light Loam	38.2	L	18	\$568.45
344	LSD 15	8	39	6	3	155	11.9		0											
344	LSD 16	8	39	6	3	158	12.8		0											
344	LSD 15	8	39	6	3	156	20.7		0											
Totals							65.1	55	65	59	0	0	6	\$84,900	Weighted Average Final Rating 38.2					\$568.45

Average per 160 acres \$208,985

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>





