



\$1,200,000

Dalmeny 73 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:	SK042088	Title Acres (ISC):	72.7
Cultivated Acres:	71	Soil Final Rating:	58.3
Price:	\$1,200,000	\$/Titled Acres:	\$16,506.19
Avg AV/Qtr:	\$265,191	Farmland:	\$800,000
Improvements:	\$400,000	P/AV Multiple:	5.13
Enterprise:	Grain		

Description

This exceptional 72 acre farmland parcel sits just 3 km south of Dalmeny, positioned at the strategic intersection of Highway 305 and Highway 684. With direct connectivity to Saskatoon, and the rapidly expanding communities of Dalmeny, Martensville, and Warman, this location offers a rare blend of present benefits and long term investment potential.

The recently reconstructed Highway 305 from Dalmeny to Highway 16 enhances year round accessibility and positions this property within one of Saskatchewan's most active growth corridors.

Land Description

The farmland features a loam to fine sandy loam soil profile. The land is predominantly cultivated with level topography and includes a substantial dugout providing an ample surface water supply.

Total Area: 72 acres

Cultivated Acres: Approx. 54 acres (75%)

Hay: Approx. 6 acres

Roadway / Dugout / Bush/ Waste: Approx. 9.5 acres

Topography: Level to nearly level

Stones: Moderate

Access & Improvements

Access is a standout feature. Highway 684 borders the east perimeter, while Highway 305 runs north and east of the property, ensuring seamless year round travel.

A pristine paved driveway leads into a paved yard site—a rare and valuable improvement that elevates the functionality and presentation of the property. The yard features mature trees offering both shelter and privacy to the residence. The 1440 sq/ft bungalow main level features three bedrooms, two bathrooms and two large living rooms. The partially finished basement has 960 sq/ft with two partially finished bedrooms, a half bathroom, utilities and storage. There is a 24'x26' attached garage, a 26'x24' detached garage, a 20'x12' detached garage and a 10'x12' shed for additional storage. The home was built in 1972 with an addition constructed in 1995. The residence is supplied with power, natural gas, water through supply line, and has a surface disposal septic system.

Important Subdivision Note: The property consists of a 72-acre parcel. Completion of the transaction is subject to completion of the associated Land Titles registration process affecting the excluded parcel.

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
344	NE	34	38	6	3	196	72.7	94	71			23	\$155,800	Weyburn	Loam	58.3	K	18	\$3,450.00
Totals							72.7	94	71	0	0	23	\$155,800	Weighted Average Final Rating 58.3					\$3,450.00

Average per 160 acres \$265,191

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





















