$1,049,000

Dalmeny 93 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:	SK052284	**Title Acres (ISC):**	93.6
Cultivated Acres:	71	**Soil Final Rating:**	58.3
Price:	$1,049,000	**$/Titled Acres:**	$11,207.26
Avg AV/Qtr:	$265,191	**Farmland:**	$649,000
Improvements:	$400,000	**P/AV Multiple:**	4.17
Enterprise:	Grain		

Description

Located approximately 3 km south of Dalmeny, at the intersection of Highway 305 and Highway 684, this 93-acre property offers a combination of productive farmland, a developed residential yard site, and convenient access to surrounding communities.

The property consists of two parcels situated on opposite sides of Highway 684. Its location provides access to Dalmeny, Saskatoon, Martensville, Warman, and the surrounding agricultural area.

The recently reconstructed section of Highway 305 between Dalmeny and Highway 16 further enhances the property's accessibility. With its combination of agricultural land, established improvements, and proximity to nearby communities, this property offers a range of possibilities for prospective purchasers, subject to applicable land-use regulations and approvals.

Land Description

The land features loam to fine sandy loam soils with level to nearly level topography. Approximately 72 acres are cultivated, with an additional 6 acres of hayland. A substantial dugout provides a source of surface water.

• Total Area: 93 acres

• Cultivated Acres: Approximately 72 acres (77%)

• Hayland: Approximately 6 acres

• Roadway / Dugout / Bush / Waste: Approximately 15 acres

• Topography: Level to nearly level

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• Stones: Moderate

• Soil Texture: Loam to fine sandy loam

Access and Yard Improvements

Highway 684 provides access to the property, with Highway 305 located nearby.

A paved driveway leads into the developed yard site, which also features a paved yard area. 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.

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
344	NE	34	38	6	3	196	72.7	94	71			23	$155,800	Weyburn	Loam	58.3	K	18	$3,450.00
344	NE	34	38	6	3	195	21.0	0											
						Totals	**93.6**	**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/

Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator

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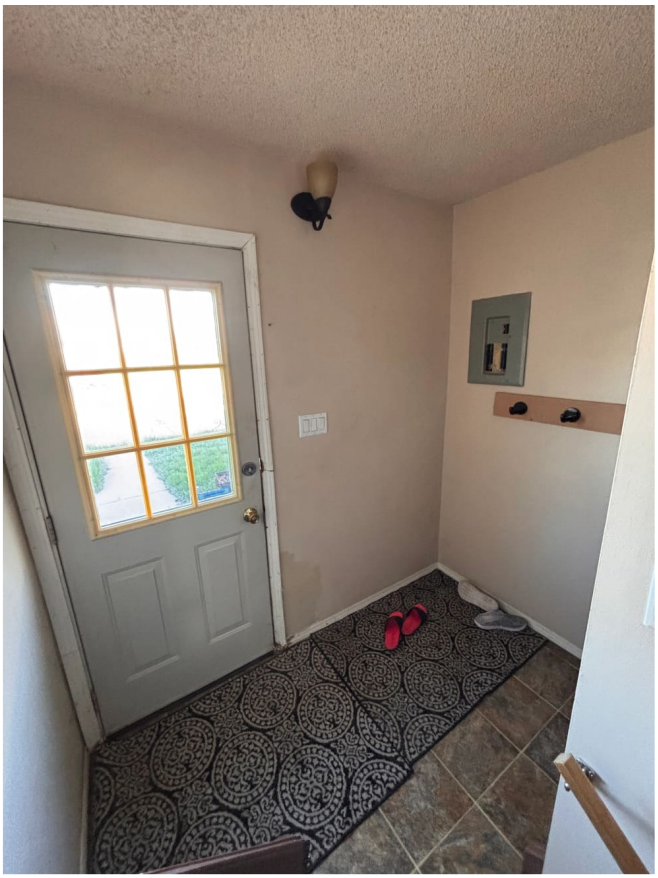






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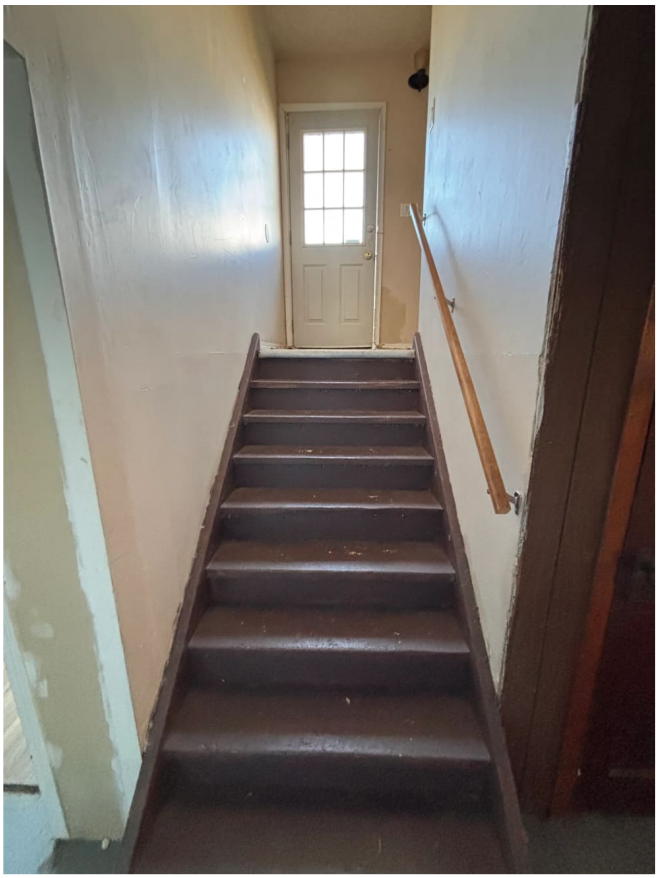








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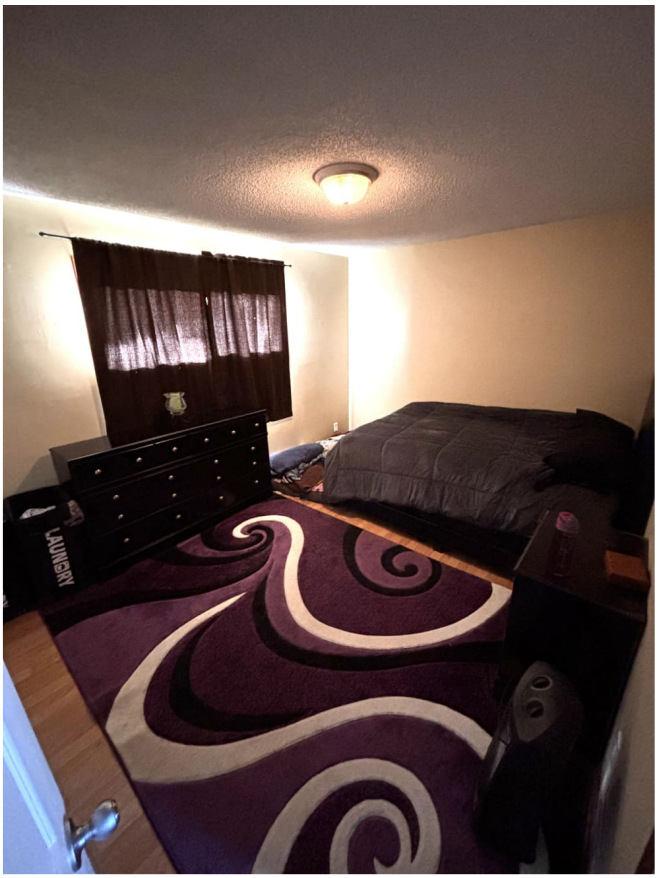




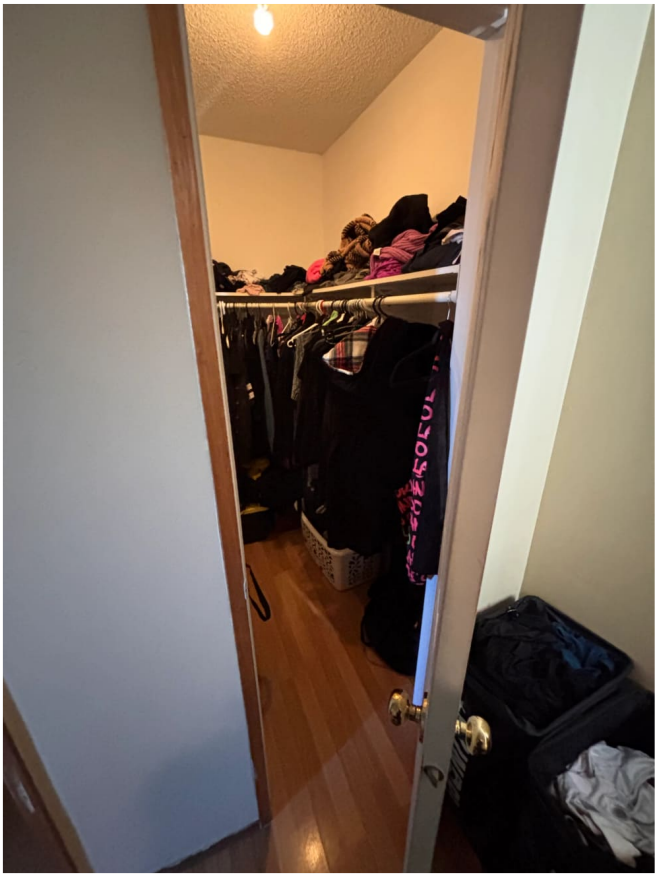


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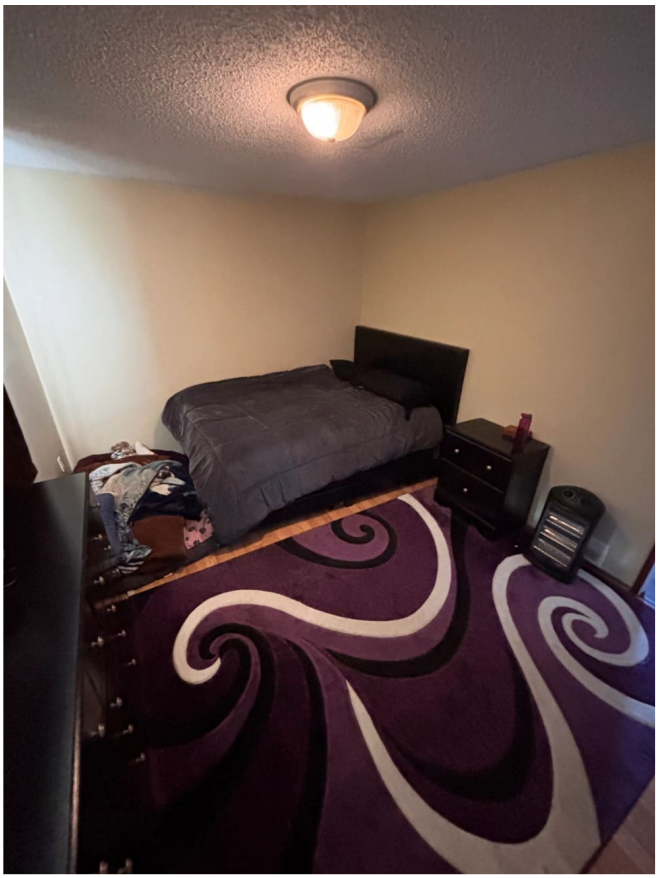








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