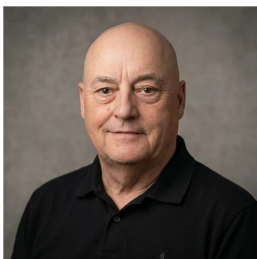




\$675,000

Debden 160 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 494 Canwood
Closest Town:	Debden	Location:	Saskatchewan
MLS Number:	SK043155	Title Acres (ISC):	160
Cultivated Acres:	140	Soil Final Rating:	55.4
Price:	\$675,000	\$/Titled Acres:	\$4,218.75
Avg AV/Qtr:	\$300,300	Farmland:	\$675,000
P/AV Multiple:	2.25		
Enterprise:	Grain		

Description

Quarter section of good quality farmland located south of Debden, SK.

Farmland & Price Summary

1 parcel

160 title acres (ISC)

156 reported seeded acres

Seller states that renter pays for 156 cultivated acres.

SAMA Information

160 total acres

140 cultivated acres

20 wetland/bush acres

\$300,300 total 2025 assessed value (AV)

\$300,300 average assessment per 160 acres

55.4 soil final rating (weighted average)

\$675,000 Farmland Price

\$4,220 per title acre (ISC)

\$4,821 per cultivated acre (SAMA)

\$4,327 per cultivated acre (Owner)

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

Legal Land Description								ISC	Owner	SAMA Information									SCIC		RM
Map ID	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
1	494	SW	2	52	7	3	63	160.0	156	160	140			20	\$300,300	Makwa	Loam	55.4	H	21	
Totals								160.0	156	160	140	0	0	20	\$300,300	Weighted Average Final Rating 55.4					\$0.00

Average per 160 acres \$300,300

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)

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