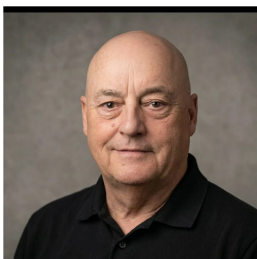




\$4,500,000

Debden 1,641 acres Grain & Pastureland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 494 Canwood
Closest Town:	Debden	Location:	Saskatchewan
Title Acres (ISC):	1,641.9	Cultivated Acres:	928
Soil Final Rating:	57	Price:	\$4,500,000
\$/Titled Acres:	\$2,740.73	Avg AV/Qtr:	\$246,596
Farmland:	\$4,500,000	P/AV Multiple:	1.75
Enterprise:	Pasture, Grain		

Description

1,642 acres of Grain & Pastureland located just north of Debden, SK.

Farmland & Price Summary

15 parcels

1,642 title acres (ISC)

SAMA Information

1,669 total acres

928 cultivated acres

162 arable hay/grass acres

376 native pasture acres

203 wetland/bush acres

\$2,572,300 total 2025 assessed value (AV)

\$246,596 average assessment per 160 acres

57.0 soil final rating (weighted average)

\$4,500,000 Farmland Price

\$2,741 per title acre (ISC)

\$4,849 per cultivated acre (SAMA)

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

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information									SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Total Acres	Cult. Acres	Hay Acres	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
494	NW	6	53	6	3	59	134.1	155		130		25	\$296,400	Whitewood	Loam	60.6	H	21
494	SE	7	53	6	3	0	159.0	159	104			55	\$184,600	Paddockwood	Loam	47.1	J	21
494	SW	7	53	6	3	0	160.1	160	103		54	3	\$261,300	Whitewood	Loam	59.7	H	21
494	LSD 7&8 (SE)	1	53	7	3	2,3	80.0	80	34	11	20	15	\$111,100	Paddockwood	Loam	57.6	H	21
494	SW	1	53	7	3	4	39.2	43	43				\$108,500	Whitewood	Loam	67.1	G	21
494	NE	1	53	7	3	0	159.8	160	94		55	11	\$252,600	Whitewood	Loam	61.5	H	21
494	NW	11	53	7	3	33,34	91.8	91		21	25	45	\$53,300	Paddockwood	Loam	45.6	J	21
494	SE	11	53	7	3	49	69.9	70	70				\$156,400	Whitewood	Loam	59.4	J	21
494	NE	11	53	7	3	1,2	158.6	159	125		24	10	\$278,900	Whitewood	Loam	56.1	J	21
494	SW	11	53	7	3	35	2.1	3				3	\$100				J	21
494	SE	11	53	7	3	36	5.3	6				6	\$100				J	21
494	NW	12	53	7	3	0	159.5	160	115		35	10	\$261,700	Whitewood	Loam	54.2	J	21
494	SW	12	53	7	3	0	159.6	160	100		40	20	\$260,000	Whitewood	Loam	62.2	J	21
494	SW	13	53	7	3	66,67,68,69	119.5	120	28		92		\$99,500	Whitewood	Loam	45.9	J	21
494	SE	14	53	7	3	63	143.6	143	112		31		\$247,800	Whitewood	Loam	54.7	K	21
Totals							1,641.9	1,669	928	162	376	203	\$2,572,300	Weighted Average Final Rating 57.0				

Average per 160 acres \$246,596

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>





