$300,000

Denzil 160 Acres Pastureland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 382 Eye Hill
Closest Town:	Denzil	**Location:**	Saskatchewan
MLS Number:	SK044636	**Title Acres (ISC):**	160.6
Price:	$300,000	**$/Titled Acres:**	$1,868
Avg AV/Qtr:	$107,900	**Farmland:**	$300,000
P/AV Multiple:	2.78		
Enterprise:	Pasture		

Description

160.6 Titled Acres of Pastureland – RM of Eye Hill No. 382

Expand your grazing operation or add to your Saskatchewan farmland portfolio with this 160.6 titled-acre pasture quarter located in the RM of Eye Hill No. 382, just 4.5 km west of Denzil on Highway 31, then 2 km north on a well-maintained grid road.

This quarter features 160.6 acres of native grass pasture, is completely fenced with four-strand barbed wire, and includes a dugout water supply, providing essential infrastructure for livestock grazing. The land features loam soil and rolling to steep terrain typical of productive native pasture.

Whether you're adding to an existing cattle operation or purchasing your first pasture quarter, this property is ready to put to work.

Directions: From Denzil, travel 4.5 km west on Highway 31, then 2 km north. Property is located on the east side of the road.

Property Highlights

- 160.6 titled acres
- Quarter section of native grass pasture
- Completely fenced with four-strand barbed wire
- Dugout water supply
- Loam soil
- Easy year-round road access
- Vacant possession, possession negotiable
- Offered at $300,000, Mineral rights not included

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
382	SW	7	38	26	3	0	160.6	160	0	0	160		$107,900	Weyburn	Loam		**		$341.00
						Totals	**160.6**	**160**	**0**	**0**	**160**	**0**	**$107,900**	**Weighted Average Final Rating**					**$341.00**

Average per 160 acres $107,900

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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