



\$1,900,000

Dysart 632 Acres Grain Farmland



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 217 Lipton
Closest Town:	Dysart	Location:	Saskatchewan
MLS Number:	SK051970	Title Acres (ISC):	632.8
Cultivated Acres:	480	Soil Final Rating:	52.5
Price:	\$1,900,000	\$/Titled Acres:	\$3,002.53
Avg AV/Qtr:	\$248,300	Farmland:	\$1,900,000
P/AV Multiple:	1.91		
Enterprise:	Grain		

Description

Located just north of Dysart, Saskatchewan, in the RM of Lipton No. 217, this property consists of four quarter sections totaling 632.76 ISC titled acres. According to SAMA, the land includes approximately 480 cultivated acres, 50 acres of native pasture, and 110 acres of wetlands and bush.

The property features predominantly Glenavon Clay Loam soils, with a weighted average SAMA Soil Final Rating of 52.46. Saskatchewan Crop Insurance classifications are G and K.

The land is available for the new owner to farm beginning with the 2027 crop year.

Please note: Conservation easements are registered against the NW 21 and SW 28. Buyers are encouraged to review the terms and restrictions associated with these easements as part of their due diligence.

Farmland & Price Summary

4 Parcels

633 Title Acres (ISC)

SAMA Information

640 Total Acres

480 Cultivated Acres

50 Native Pasture Acres

110 Wetland/Bush Acres



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\$993,200 Total Assessed Value

\$248,300 Average Assessment per 160 Acres

52.5 Soil Final Rating (Weighted Average)

\$1,900,000 Farmland Price

\$3,003 per Total acre (ISC)

\$3,958 per cultivated acre (SAMA)

1.91 times the 2026 Assessed Value

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	2026 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
217	NW	21	23	15	W2	0	156.30	160	135	0	0	25	286,000	Glenavon	Clay Loam	56.29	G	11	\$1,257.01
217	SW	28	23	15	W2	0	157.24	160	135	0	0	25	279,100	Glenavon	Clay Loam	54.94	G	11	\$1,226.74
217	NW	33	23	15	W2	0	159.88	160	90	0	50	20	206,400	Glenavon	Clay Loam	47.54	K	11	\$974.45
217	SW	33	23	15	W2	0	159.34	160	120	0	0	40	221,700	Glenavon	Clay Loam	49.04	G	11	\$907.20
Totals							632.76	640	480	0	50	110	993,200	Weighted Average Final Rating		52.46			\$4,365.40

Average per 160 acres 248,300

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/>

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







