



\$3,100,000

Eastend 2,725 Acre Ranch



Dallas Pike

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Property Details

Service Type:	Listing	Rural Municipality:	RM 049 White Valley
Closest Town:	Eastend	Location:	Saskatchewan
MLS Number:	SK049736	Title Acres (ISC):	960.19
Cultivated Acres:	572	Soil Final Rating:	34.86
Price:	\$3,100,000	\$/Titled Acres:	\$3,228.53
Avg AV/Qtr:	\$169,917	Farmland:	\$3,100,000
P/AV Multiple:	3.04		
Enterprise:	Beef/Ranch		

Description

Scenic Ranch South of Eastend, Saskatchewan

A rare opportunity to acquire a well-rounded ranching operation in the scenic ranch country south of Eastend, Saskatchewan. This property consists of 6 deeded quarters and 11 Crown lease quarters, providing a substantial contiguous land base with a productive mix of native and tame grass, along with cultivated land suitable for feed production.

The ranch is set up as a practical, low-input grazing operation with an estimated carrying capacity of approximately 200 cow-calf pairs. One quarter is currently available for growing feed, giving the operation the potential to produce a significant portion of its own winter feed requirements and operate as a more self-sufficient ranch.

Water is a notable feature of the property, with multiple dugouts supplied by spring runoff as well as several natural springs, providing dependable water sources throughout the grazing land. The perimeter is fully fenced, with no existing cross-fencing, giving a new owner flexibility to develop a rotational grazing system suited to their operation.

An older yard site provides existing electrical service and a water well and offers an excellent location for redevelopment. For someone looking to establish a new ranch headquarters, there is an opportunity to build around existing infrastructure while taking advantage of the property's attractive setting.

With approximately 2,725 acres in total, a substantial Crown lease component, productive grazing land, feed-producing capability, and natural water sources, this property offers an appealing combination of scale and versatility.

Detailed Description of Farmland Property - Full Package

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
49	NW	17	4	22	W3	0	159.84	160	106	0	45	9	152,100	Robsart	Clay Loam	30.52	K	3	\$312.24
49	SE	17	4	22	W3	0	159.76	160	82	0	73	5	165,800	Robsart	Clay Loam	37.81	J	3	\$340.36
49	SW	17	4	22	W3	0	159.76	160	156	0	0	4	240,400	Robsart	Clay Loam	40.97	J	3	\$493.52
49	NW	18	4	22	W3	0	160.48	160	0	37	123	0	107,900	Robsart	Clay Loam		J	3	\$181.23
49	NE	19	4	22	W3	0	160.40	160	130	0	0	30	184,800	Robsart	Clay Loam	37.74	J	3	\$379.37
49	SW	20	4	22	W3	0	159.95	160	98	0	49	13	168,500	Robsart	Clay Loam	36.72	J	3	\$345.91
49	NW	16	4	22	W3	0	160.33	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NE	18	4	22	W3	0	160.47	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NW	19	4	22	W3	0	160.41	160	6	0	154	0	111,700	Robsart	Clay Loam	34.92	NR		\$187.61
49	SE	19	4	22	W3	0	160.47	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	19	4	22	W3	0	160.48	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	21	4	22	W3	0	160.38	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NW	30	4	22	W3	0	160.49	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	30	4	22	W3	0	160.55	160	0	40	120	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NE	25	4	23	W3	0	160.48	160	0	0	160	0	107,900	Haverhill	Clay Loam		NR		\$181.23
49	NW	25	4	23	W3	0	160.41	160	0	0	160	0	107,900	Haverhill	Clay Loam		NR		\$181.23
49	SE	25	4	23	W3	0	160.58	160	0	0	150	10	101,200	Haverhill	Clay Loam		NR		\$169.98
Totals							2,725.24	2,720	578	77	1,994	71	2,203,500	Weighted Average Final Rating 32.73					\$4,041.29

Average per 160 acres 129,618

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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>

Detailed Description of Farmland Property - Deeded

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
49	NW	17	4	22	W3	0	159.84	160	106	0	45	9	152,100	Robsart	Clay Loam	30.52	K	3	\$312.24
49	SE	17	4	22	W3	0	159.76	160	82	0	73	5	165,800	Robsart	Clay Loam	37.81	J	3	\$340.36
49	SW	17	4	22	W3	0	159.76	160	156	0	0	4	240,400	Robsart	Clay Loam	40.97	J	3	\$493.52
49	NW	18	4	22	W3	0	160.48	160	0	37	123	0	107,900	Robsart	Clay Loam		J	3	\$181.23
49	NE	19	4	22	W3	0	160.40	160	130	0	0	30	184,800	Robsart	Clay Loam	37.74	J	3	\$379.37
49	SW	20	4	22	W3	0	159.95	160	98	0	49	13	168,500	Robsart	Clay Loam	36.72	J	3	\$345.91
Totals							960.19	960	572	37	290	61	1,019,500	Weighted Average Final Rating		34.86			\$2,052.63

Average per 160 acres 169,917

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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>

Detailed Description of Farmland Property - Crown Lease

Legal Land Description							ISC	SAMA Information									SCIC		RM
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49	NW	16	4	22	W3	0	160.33	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NE	18	4	22	W3	0	160.47	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NW	19	4	22	W3	0	160.41	160	6	0	154	0	111,700	Robsart	Clay Loam	34.92	NR		\$187.61
49	SE	19	4	22	W3	0	160.47	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	19	4	22	W3	0	160.48	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	21	4	22	W3	0	160.38	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NW	30	4	22	W3	0	160.49	160	0	0	160	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	SW	30	4	22	W3	0	160.55	160	0	40	120	0	107,900	Robsart	Clay Loam		NR		\$181.23
49	NE	25	4	23	W3	0	160.48	160	0	0	160	0	107,900	Haverhill	Clay Loam		NR		\$181.23
49	NW	25	4	23	W3	0	160.41	160	0	0	160	0	107,900	Haverhill	Clay Loam		NR		\$181.23
49	SE	25	4	23	W3	0	160.58	160	0	0	150	10	101,200	Haverhill	Clay Loam		NR		\$169.98
Totals							1,765.05	1,760	6	40	1,704	10	1,184,000	Weighted Average Final Rating 4.55					\$1,988.66

Average per 160 acres 107,636

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Soil Final Rating

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