$2,640,000

Fox Valley 953.4 acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 171 Fox Valley
Closest Town:	Fox Valley	**Location:**	Saskatchewan
MLS Number:	SK052313	**Title Acres (ISC):**	953.4
Cultivated Acres:	919	**Soil Final Rating:**	50.2
Price:	$2,640,000	**$/Titled Acres:**	$2,769.04
Avg AV/Qtr:	$293,373	**Farmland:**	$2,640,000
P/AV Multiple:	1.52		
Enterprise:	Grain		

Description

Located seven miles north of Fox Valley and 25 miles south of Leader, this well farmed, contiguous package of six quarter sections borders Highway 21.

Although there are currently no active gas wells, surface lease payments total $29,670 for 2026, equivalent to approximately $31 per acre.

Featuring primarily J-class soil, an average SAMA assessment of $293,373 per quarter and a weighted average soil index exceeding 50, this property represents a quality package of farmland in RM No. 171.

The land was seeded to wheat and peas in 2026 and is available for the new owner to farm for the 2027 crop year, provided it is purchased on or before February 1, 2027.

The property includes a yard site with a Quonset, seven grain bins providing approximately 19,350 bushels of storage, and power to the yard.

Farmland & Price Summary

6 parcels

953 title acres (ISC)

SAMA Information

950 total acres

919 cultivated acres

31 wetland/bush acres

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$1,741,900 total 2026 assessed value (AV)

$293,373 average assessment per 160 acres

50.2 soil final rating (weighted average)

$2,640,000 Farmland Price

$2,769 per title acre (ISC)

$2,873 per cultivated acre (SAMA)

1.50 times the 2026 assessed value (P/AV multiple)

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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
171	NE	25	18	26	3	0	156.4	156	155	0	0	1	$299,800	Fox Valley	Silt Loam	51.4	J	4	$799.71
171	NW	25	18	26	3	17	154.8	160	158	0	0	2	$316,800	Fox Valley	Silty Clay Loam	53.3	J	4	$845.07
171	SE	25	18	26	3	0	157.8	160	146	0	0	14	$253,000	Fox Valley	Silty Clay Loam	46.1	J	4	$674.88
171	NE	26	18	26	3	0	160.9	158	157	0	0	1	$271,700	Fox Valley	Silty Clay Loam	46.0	J	4	$724.76
171	NW	36	18	26	3	0	166.3	158	155	0	0	3	$309,000	Fox Valley	Silty Clay Loam	52.0	K	4	$843.32
171	SW	36	18	26	3	0	157.2	158	148	0	0	10	$291,600	Fox Valley	Silty Clay Loam	52.4	J	4	$777.85
						Totals	**953.4**	**950**	**919**	**0**	**0**	**31**	**$1,741,900**		**Weighted Average Final Rating**	**50.2**			**$4,665.59**

Average per 160 acres $293,373

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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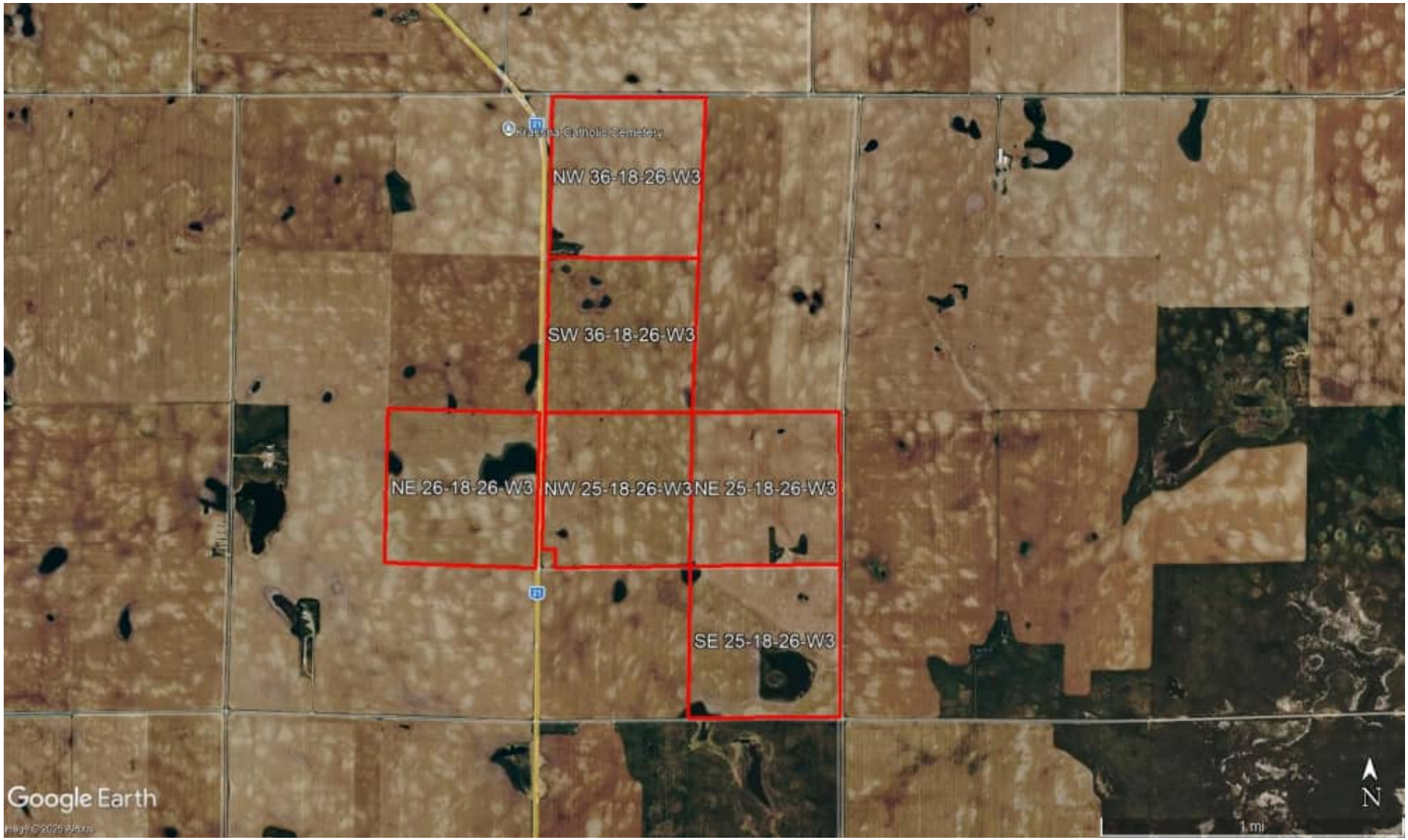








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