



HAMMONDTM
REALTY

\$355,000

Gronlid 142 acres Grain Farmland (Peters South)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 487 Nipawin
Closest Town:	Gronlid	Location:	Saskatchewan
MLS Number:	SK048256	Title Acres (ISC):	141.8
Cultivated Acres:	83	Soil Final Rating:	44.8
Price:	\$355,000	\$/Titled Acres:	\$2,503.53
Avg AV/Qtr:	\$166,986	Farmland:	\$355,000
P/AV Multiple:	2.4		
Enterprise:	Grain		

Description

RM of Nipawin Farmland (Peters South)

One quarter section of farmland located east of Wapiti Regional Park and west of Codette, in the Lost River area.

This farmland has dominantly Nipawin and White Fox soils, with 45 point final rating per cultivated acre, Canada Land Inventory Class 4 soils and Crop Insurance K Rating. Property tax assessment data (SAMA) shows 63 cultivated acres, however there are actually 83 acres cultivated per owner. This land also has a dugout and could be used as pasture, which would make excellent use of the treed area. Available to farm in 2027. Note, the quarter section to the north is also available for sale, see separate listing for NE-25-49-17-W2 ([RM of Nipawin 152 acres Farmland](#)).

141.80 title acres (ISC)

83 cultivated acres

\$148,200 2026 assessed value (AV)

44.8 soil final rating (weighted average)

Asking Price \$355,000

\$2,504 per total acre (ISC)

\$4,277 per cultivated acre (owner).

2.40 times the 2026 assessment

\$355,000 Total Asking Price

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
487	SE	25	49	17	2	0	141.80	83	142	63	0	74	5	\$148,200	Nipawin; White Fox; Nisbet	Light Loam; Loamy Sand	44.8	K	17	\$902.39
Totals							141.80	83	142	63	0	74	5	\$148,200	Weighted Average Final Rating 44.8					\$902.39

Average per 160 acres \$166,986

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>



