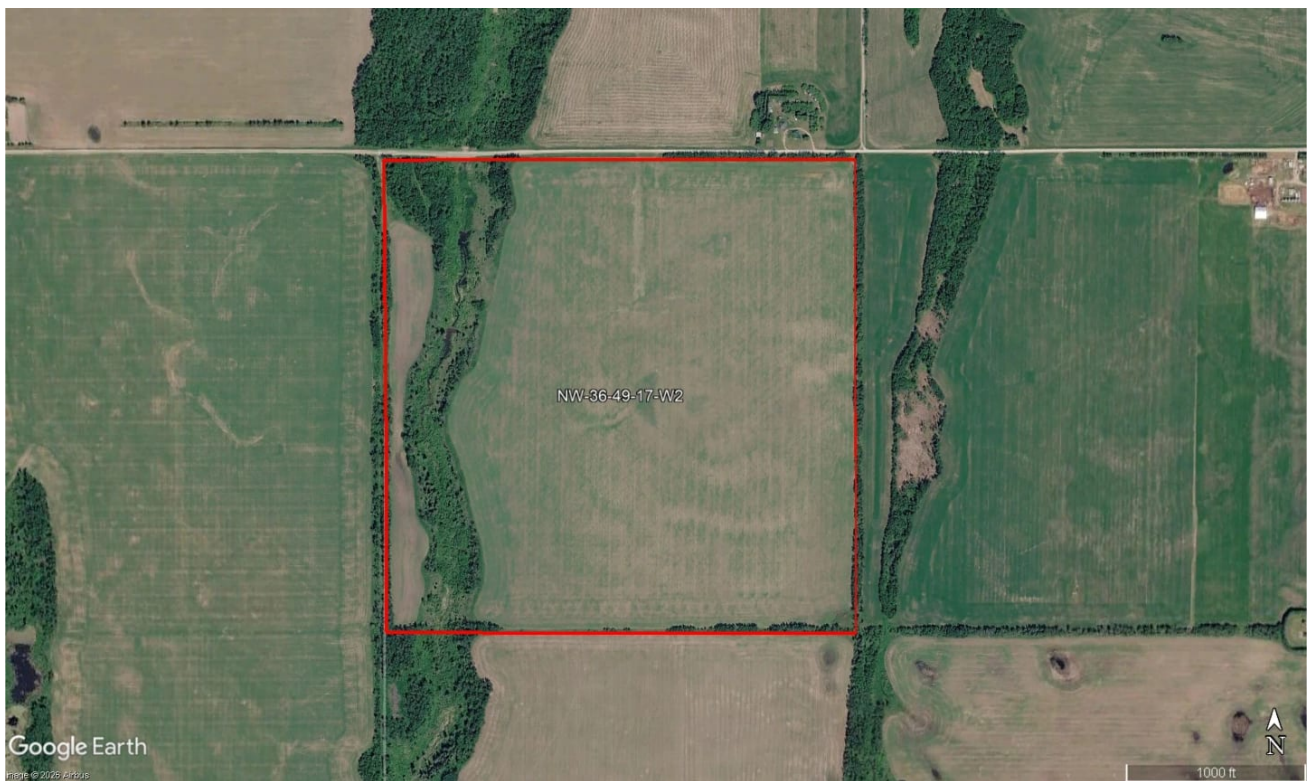




\$775,000

Gronlid 159 acres Grain Farmland (Peters North)



Mark Dean

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Property Details

Service Type:	Listing	Rural Municipality:	RM 487 Nipawin
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Closest Town:	Gronlid	Location:	Saskatchewan
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MLS Number:	SK048240	Title Acres (ISC):	158.81
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Cultivated Acres:	130	Soil Final Rating:	71.2
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Price:	\$775,000	\$/Titled Acres:	\$4,880.05
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Avg AV/Qtr:	\$350,591	Farmland:	\$775,000
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P/AV Multiple:	2.22
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Enterprise:	Grain
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Description

RM of Nipawin Farmland (Peters North)

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

This open quarter of very productive farmland has dominantly Nipawin and Porcupine Plain soils, with 71 point final rating per cultivated acre, Canada Land Inventory Class 3 soils and Crop Insurance G Rating. There are 130 cultivated acres in total, very open field, well-drained. Available to farm in 2027.

158.81 title acres (ISC)

130 cultivated acres

\$348,400 2026 assessed value (AV)

71.2 soil final rating (weighted average)

Asking Price \$775,000

\$4,880 per total acre (ISC)

\$5,962 per cultivated acre.

2.22 times the 2026 assessment

\$775,000 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	NW	36	49	17	2	0	158.81	130	159	130	0	0	29	\$348,400	Nipawin; Porcupine Plain; La Corne	Silt Loam; Loam; Very Fine Sandy Loam	71.2	G	17	\$1,968.84
Totals							158.81	130	159	130	0	0	29	\$348,400	Weighted Average Final Rating 71.2					\$1,968.84

Average per 160 acres \$350,591

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>





- Organic Land 
- Crown Land 
- Detail Area 
- Sask Power Corp. 
- Regional Park 

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