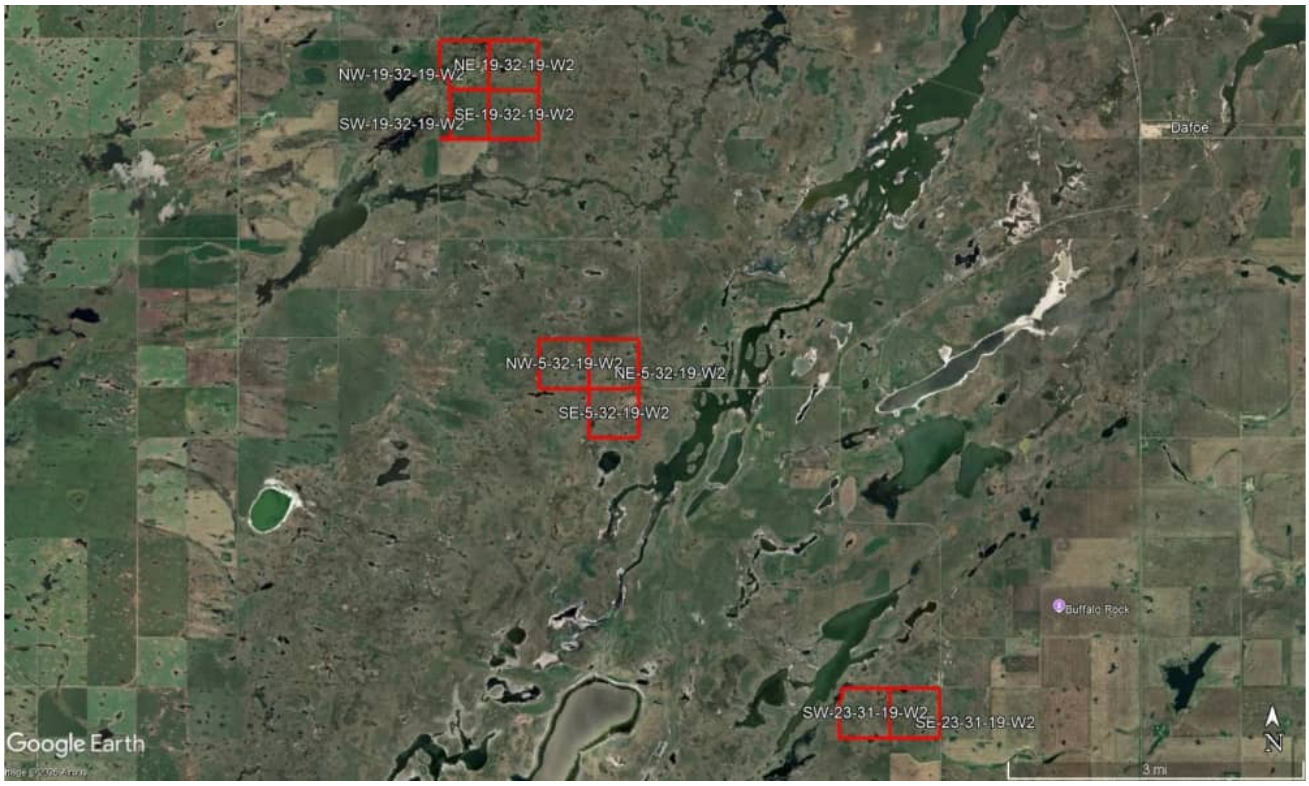
$1,300,000

Jansen Ranch (599 acres Deeded & 802 acres Crown Lease)





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 309 Prairie Rose
Closest Town:	Jansen	**Location:**	Saskatchewan
MLS Number:	SK042960	**Title Acres (ISC):**	1,400.8
Cultivated Acres:	188	**Soil Final Rating:**	36.6
Price:	$1,300,000	**$/Titled Acres:**	$928.04
Avg AV/Qtr:	$119,890	**Farmland:**	$1,300,000
P/AV Multiple:	1.4		
Enterprise:	Beef/Ranch		

Description

RM of Prairie Rose Ranch - Paetsch
599 deeded acres (4 quarters) + 804-acre Crown grazing lease (5 quarters) | Nine quarters total | RM of Prairie Rose No. 309 | 2 miles south of Jansen, SK

A complete, ready-to-run cattle operation in central Saskatchewan, just off Highway 16 near Jansen. Between the four deeded quarters and a five-quarter Crown grazing lease, the unit has estimated capacity for roughly 120 pairs and offers a rare combination of turnkey handling facilities, dependable water, and flexibility between grass and annual cropping.

Deeded land - 599 title acres, 4 quarters (Ptn Section 19-32-19-W2)
Four contiguous parcels totalling 599 acres, 100% fenced with three-to-four-strand perimeter and cross-fenced into approximately six paddocks for rotational grazing. Of the total, 148 acres are cultivated (currently seeded to grass but suitable for mix of hay and crop), 402 acres native grass, and the balance is slough and bush. The land has been well managed and shows well through the grazing season.

Water
The yard is served by two flowing wells. A well drilled in 2020 (Wolverine Drilling) pump-tested at 40 igpm, with a recommended pumping rate of 15 igpm supplies the house and a watering bowl south of the house. A well completed in 1971 tested at 60 igpm, recommended pumping rate at 10 igpm supplies troughs west of the barn and plus a watering bowl in the corrals.

The yard & facilities
The yardsite is well designed for use as a cattle operation:

- Newer steel barn, 36'x48', with a 12' centre drive-through alley and eight pens (four per side)
-

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A moved-on 2-storey shop (former Pioneer Grain office, relocated to the yard), insulated, with power and a wood stove, and a developed upper level suited to an office or bunk space

- Original hip-roof wood barn — a piece of the yard's history, adding character and additional storage
- Approx. 1,650bu Grain bin (hopper-bottom)
- Underground power throughout the yard
- Functional corral system

The home
A comfortable 988 sq ft, 1½-storey home, extensively updated, offering 4 bedrooms, 2 bathrooms and 11 rooms in total, including a finished basement. Wood-frame construction, metal roof, electric heat. The 2nd storey has been developed into additional living/bedroom space.

Crown Grazing Lease — 804 acres, 5 quarters
Complementing the deeded land is an 804-acre Crown grazing lease across five quarters (SE & SW 23-31-19-W2; NE, NW & SE 5-32-19-W2), with approximately 584 pasture acres. The purchaser could apply for assignment of the lease in conjunction with the purchase of the deeded land.

Location & services
Two miles south of Jansen and Highway 16, roughly 30 km to schools in Lanigan (K–12 school) in a district anchored by the growing potash sector. Power, phone and good access.

Opportunity
Whether you keep it in grass, expand the cow herd, or work a portion back to annual crop and silage, this is a flexible, fully fenced, water-secure 9 quarter operation with the house, yardsite and handling facilities already in place.

A note on current conditions: the area has received 20+ inches of rain this year - well above normal - so there is standing water across the land and yard at present. This reflects an exceptionally wet season rather than typical conditions.

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	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
309	NE	19	32	19	2	0	160.18	160		152	8	$136,200	Oxbow and Yorkton	Light Loam to Loam		Not Rated		$517.15
309	NW	19	32	19	2	25	151.24	151	7	137	7	$128,800	Oxbow and Yorkton	Light Loam to Loam	35.7	O	15	$489.05
309	SE	19	32	19	2	0	160.27	160	59	84	17	$163,000	Oxbow	Light Loam	36.8	P	15	$618.91
309	SW	19	32	19	2	26	127.32	127	84	29	14	$141,900	Oxbow	Loam	36.0	P	15	$538.79
						Totals	**599.01**	**598**	**150**	**402**	**46**	**$569,900**		**Weighted Average Final Rating**	**36.3**			**$2,163.91**

Average per 160 acres **$152,482**

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 - Crown Lease

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Lease Payment
309	SE	23	31	19	2	0	161.3	161	0	0	137	24	$92,600	Weyburn	Light Loam		Not Rated		$330.25
309	SW	23	31	19	2	1	159.7	161	0	0	138	23	$93,300	Weyburn	Light Loam		Not Rated		$332.74
309	NE	5	32	19	2	0	159.7	160	0	0	128	32	$92,600	Weyburn	Light Loam		Not Rated		$330.25
309	NW	5	32	19	2	0	160.6	161	38	0	77	46	$108,100	Weyburn	Light Loam	37.7	Not Rated		$385.53
309	SE	5	32	19	2	0	160.4	161	0	0	104	57	$70,700	Weyburn	Light Loam		Not Rated		$252.14
						Totals	**801.8**	**804**	**38**	**0**	**584**	**182**	**$457,300**		**Weighted Average Final Rating**	**37.7**			**$1,630.91**

Average per 160 acres $91,005

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

Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519100** **PID: 201030731**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NE Sec 19 Tp 32 Rg 19 W 2 Sup
Supplementary:

Title Acres: 160.18
School Division: 205
Neighbourhood: 309-202
Overall PUSE: 2100
Call Back Year:

Reviewed: 29-Jun-2023
Change Reason: Maintenance
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
90.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	L/SA: LOAMY/SALINE UPLAND	$/ACRE	967.56
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.39		
				Aum/Quarter	62.00		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
62.00	NG - [NATIVE GRASS]	Soil assocation 1	YK - [YORKTON]	Range site	SAU: SALINE UPLAND	$/ACRE	791.64
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	LL - [LIGHT LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
8	WS & SALINE-WASTE

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$136,200		1	Non-Arable (Range)	45%	$61,290				Taxable
Total of Assessed Values:	$136,200			Total of Taxable/Exempt Values:		$61,290				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519200** **PID: 201030764**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr PT NW Sec 19 Tp 32 Rg 19 W 2 Sup 00

Supplementary: EXCEPT: 8.158 AC SASK. WILDLIFE LAND ALONG WEST SIDE OF QTR.

Title Acres:	151.24	**Reviewed:**	29-Jun-2023
School Division:	205	**Change Reason:**	Maintenance
Neighbourhood:	309-202	**Year / Frozen ID:**	2026/-32560
Overall PUSE:	0350	**Predom Code:**	SR002 Single Family Dwell
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
7.00	KG - [CULTIVATED GRASS]	Soil assocation 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	$/ACRE	1,342.62
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	35.71
		Soil texture 2	FL - [FINE SANDY LOAM]	Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
3.00	A - [OCCUPIED YARD SITE]	Soil assocation 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	$/ACRE	1,342.62
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	35.71
		Soil texture 2	FL - [FINE SANDY LOAM]	Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	CAL10 - [CHERN-CAL (CA 9-12)]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Ratin

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519200** **PID: 201030764**

55.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	L/SA: LOAMY/SALINE UPLAND	$/ACRE	967.56
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.39		
				Aum/Quarter	62.00		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
47.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	SAU: SALINE UPLAND	$/ACRE	733.00
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.28		
				Aum/Quarter	44.00		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
35.00	NG - [NATIVE GRASS]	Soil assocation 1	YK - [YORKTON]	Range site	SAU: SALINE UPLAND	$/ACRE	791.64
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	LL - [LIGHT LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
4	WS & SALINE-WASTE

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID	& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4078256	0	3 - Fair	0.9	71	0	1.02	1	R	Taxable

Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions
SFR - 1 Storey	728	1950		26.0 X 28.0
SFR - 1 Storey	260	1970		10.0 X 26.0
Basement	988	1970		38.0 X 26.0

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519200** **PID: 201030764**

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey **Building ID:** 4078256.0 **Section Area:** 728

Quality: 3 - Fair
Res Effective Rate: Structure Rate
Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only
Res Hillside Adj:
Res Incomplete Adj :
Plumbing Fixture Default: Fair (6 Fixtures)
Plumbing Fixture Adj: +2
Number of Fireplaces :
Basement Rate: Basement
Basement Height: 08 ft
Basement Room Rate :
Percent of Basement Area:
Att/B-In Garage Rate:
Garage Finish Rate :
Garage Wall Height Adjustment:
Garage Floor Adj:
Incomplete Adjustment :
Detached Garage Rate:
Garage Finish Rate:
Garage Wall Height Adjustment :
Garage Floor Adj:
Incomplete Adjustment:
Shed Rate :
Porch/Closed Ver Rate:
Deck Rate:

Section: SFR - 1 Storey **Building ID:** 4078256.0 **Section Area:** 260

Quality: 3 - Fair
Res Effective Rate: Structure Rate
Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only
Res Hillside Adj:
Res Incomplete Adj :
Plumbing Fixture Default: Fair (6 Fixtures)
Plumbing Fixture Adj: +2
Number of Fireplaces :
Basement Rate: Basement
Basement Height: 08 ft
Basement Room Rate :
Percent of Basement Area:
Att/B-In Garage Rate:
Garage Finish Rate :
Garage Wall Height Adjustment:
Garage Floor Adj:
Incomplete Adjustment :
Detached Garage Rate:
Garage Finish Rate:
Garage Wall Height Adjustment :
Garage Floor Adj:
Incomplete Adjustment:
Shed Rate :
Porch/Closed Ver Rate:
Deck Rate:

Section: Basement **Building ID:** 4078256.0 **Section Area:** 988

Basement Rate: Basement
Basement Height: 08 ft
Basement Garage :
Basement Walkout Adj:
Basement Room Rate:
Percent of Basement Area :

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$4,000		1	Residential	80%	$3,200				Taxable
Agricultural	$124,800		1	Non-Arable (Range)	45%	$56,160				Taxable
Improvement	$58,100		1	Residential	80%	$0	Z	$46,480	Z	Taxable

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519200** **PID: 201030764**

Total of Assessed Values:	$186,900	Total of Taxable/Exempt Values:	$59,360	$46,480

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519300** **PID: 201030772**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 19 Tp 32 Rg 19 W 2 Sup
Supplementary:

Title Acres: 160.27
School Division: 205
Neighbourhood: 309-202
Overall PUSE: 2100
Call Back Year:

Reviewed: 29-Jun-2023
Change Reason:
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use
59.00	KG - [CULTIVATED GRASS]

Productivity Determining Factors	
Soil assocation 1	OX - [OXBOW]
Soil texture 1	L - [LOAM]
Soil texture 2	FL - [FINE SANDY LOAM]
Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]
Soil assocation 2	BG - [BIGGAR]
Soil texture 3	GL - [GRAVELLY LOAM]
Soil texture 4	SL - [SANDY LOAM]
Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]
Top soil depth	4-6

Economic and Physical Factors		Rating	
Topography	T1 - Level / Nearly Level	$/ACRE	1,381.90
Stones (qualities)	S2 - Slight	Final	36.75
Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
Natural hazard	NH: Natural Hazard Rate: 0.96		

AGRICULTURAL PASTURE LAND

Acres	Land Use
84.00	NG - [NATIVE GRASS]

Productivity Determining Factors	
Soil assocation 1	OX - [OXBOW]
Soil texture 1	LL - [LIGHT LOAM]
Soil texture 2	FL - [FINE SANDY LOAM]
Soil assocation 2	BG - [BIGGAR]
Soil texture 3	GL - [GRAVELLY LOAM]
Soil texture 4	SL - [SANDY LOAM]

Productivity Determining Factors		Ratin	
Range site	L/SA: LOAMY/SALINE UPLAND	$/ACRE	967.56
Pasture Type	N - [Native]		
Pasture Topography	T1: Level 0-2.5% Slopes		
Grazing water source	Y: Yes		
Pasture Tree Cover	NO - [NO]		
Aum/Acre	0.39		
Aum/Quarter	62.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WS & WSB

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519300** **PID: 201030772**

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$163,000		1	Non-Arable (Range)	45%	$73,350				Taxable
Total of Assessed Values:	$163,000			Total of Taxable/Exempt Values:		$73,350				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519400** **PID: 201030798**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr PT SW Sec 19 Tp 32 Rg 19 W 2 Sup 00

Supplementary: EXCEPT: 33.012 AC SASK. WILDLIFE LAND ALONG WEST SIDE OF QTR.

Title Acres:	127.32	**Reviewed:**	29-Jun-2023
School Division:	205	**Change Reason:**	
Neighbourhood:	309-202	**Year / Frozen ID:**	2026/-32560
Overall PUSE:	2000	**Predom Code:**	
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use
84.00	KG - [CULTIVATED GRASS]

Productivity Determining Factors	
Soil assocation 1	OX - [OXBOW]
Soil texture 1	L - [LOAM]
Soil texture 2	FL - [FINE SANDY LOAM]
Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]
Soil assocation 2	BG - [BIGGAR]
Soil texture 3	GL - [GRAVELLY LOAM]
Soil texture 4	SL - [SANDY LOAM]
Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]
Top soil depth	4-6

Economic and Physical Factors		Rating	
Topography	T1 - Level / Nearly Level	$/ACRE	1,353.11
Stones (qualities)	S2 - Slight	Final	35.99
Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
Natural hazard	NH: Natural Hazard Rate: 0.94		

AGRICULTURAL PASTURE LAND

Acres	Land Use
29.00	NG - [NATIVE GRASS]

Productivity Determining Factors	
Soil assocation 1	OX - [OXBOW]
Soil texture 1	LL - [LIGHT LOAM]
Soil texture 2	FL - [FINE SANDY LOAM]
Soil assocation 2	BG - [BIGGAR]
Soil texture 3	GL - [GRAVELLY LOAM]
Soil texture 4	SL - [SANDY LOAM]

Productivity Determining Factors		Ratin	
Range site	L/SA: LOAMY/SALINE UPLAND	$/ACRE	967.56
Pasture Type	N - [Native]		
Pasture Topography	T1: Level 0-2.5% Slopes		
Grazing water source	Y: Yes		
Pasture Tree Cover	NO - [NO]		
Aum/Acre	0.39		
Aum/Quarter	62.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
14	WS & WSB

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000519400** **PID: 201030798**

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$141,900		1	Other Agricultural	55%	$78,045				Taxable
Total of Assessed Values:	$141,900				Total of Taxable/Exempt Values:	$78,045				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000123300** **PID: 201021805**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 23 Tp 31 Rg 19 W 2 Sup
Supplementary:

Title Acres: 161.30
School Division: 205
Neighbourhood: 309-202
Overall PUSE: 2100
Call Back Year:

Reviewed: 04-May-2023
Change Reason:
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use
137.00	NG - [NATIVE GRASS]

Productivity Determining Factors	
Soil assocation 1	WR - [WEYBURN]
Soil texture 1	LL - [LIGHT LOAM]
Soil texture 2	

Productivity Determining Factors	
Range site	SAU: SALINE UPLAND
Pasture Type	N - [Native]
Pasture Topography	T1: Level 0-2.5% Slopes
Grazing water source	Y: Yes
Pasture Tree Cover	NO - [NO]
Aum/Acre	0.25
Aum/Quarter	40.00

Ratin	
$/ACRE	674.36

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	WS & SALINE-WASTE

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$92,600		1	Non-Arable (Range)	45%	$41,670				Grazing Lease
Total of Assessed Values:	$92,600				Total of Taxable/Exempt Values:	$41,670				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000123400** **PID: 201021813**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:

Legal Location: Qtr SW Sec 23 Tp 31 Rg 19 W 2 Sup

Supplementary:

Title Acres:	161.00	**Reviewed:**	04-May-2023
School Division:	205	**Change Reason:**	Reinspection
Neighbourhood:	309-202	**Year / Frozen ID:**	2026/-32560
Overall PUSE:	2100	**Predom Code:**	
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
138.00	NG - [NATIVE GRASS]	Soil assocation 1	WR - [WEYBURN]	Range site	SAU: SALINE UPLAND	$/ACRE	674.36
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
23	SALINE WASTE

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$93,300		1	Non-Arable (Range)	45%	$41,985				Grazing Lease
Total of Assessed Values:	$93,300				Total of Taxable/Exempt Values:	$41,985				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000505100** **PID: 201028818**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NE Sec 05 Tp 32 Rg 19 W 2 Sup
Supplementary:

Title Acres: 159.69
School Division: 205
Neighbourhood: 309-202
Overall PUSE: 2100
Call Back Year:

Reviewed: 21-Jun-2023
Change Reason:
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
27.00	NG - [NATIVE GRASS]	Soil assocation 1	WR - [WEYBURN]	Range site	SAU: SALINE UPLAND	$/ACRE	674.36
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		
101.00	NG - [NATIVE GRASS]	Soil assocation 1	ME - [MEOTA]	Range site	SAU: SALINE UPLAND	$/ACRE	733.00
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.28		
				Aum/Quarter	44.00		
		Soil assocation 2	AQ - [ASQUITH]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4					

AGRICULTURAL WASTE LAND

Acres	Waste Type
32	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$92,600		1	Non-Arable (Range)	45%	$41,670				Grazing Lease
Total of Assessed Values:	$92,600				Total of Taxable/Exempt Values:	$41,670				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000505100** **PID: 201028818**

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000505200** **PID: 201028842**

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr NW Sec 05 Tp 32 Rg 19 W 2 Sup
Supplementary:

Title Acres:	160.62	**Reviewed:**	21-Jun-2023
School Division:	205	**Change Reason:**	
Neighbourhood:	309-202	**Year / Frozen ID:**	2026/-32560
Overall PUSE:	2100	**Predom Code:**	
		Method in Use:	C.A.M.A. - Cost
Call Back Year:			

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
23.00	K-KG - [K AND KG]	Soil assocation 1	WR - [WEYBURN]	Topography	T1 - Level / Nearly Level	$/ACRE	1,457.73
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	38.77
		Soil texture 2	FL - [FINE SANDY LOAM]	Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	WR - [WEYBURN]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4	FL - [FINE SANDY LOAM]				
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	3-5				
15.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	$/ACRE	1,351.58
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	35.95
		Soil texture 2	FL - [FINE SANDY LOAM]	Phy. Factor 1	25% reduction due to PSA3 - [75 : Poor Drain/Sal. - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
58.00	NG - [NATIVE GRASS]	Soil assocation 1	WR - [WEYBURN]	Range site	SAU: SALINE UPLAND	$/ACRE	674.36
		Soil texture 1	LL - [LIGHT LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000505200** **PID: 201028842**

				Aum/Quarter	40.00		
6.00	NG - [NATIVE GRASS]	Soil assocation 1	OX - [OXBOW]	Range site	SAU: SALINE UPLAND	$/ACRE	733.00
		Soil texture 1	L - [LOAM]	Pasture Type	R - [Reverted]		
		Soil texture 2	FL - [FINE SANDY LOAM]	Pasture Topography	T2: Gentle 3-5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.28		
				Aum/Quarter	44.00		
		Soil assocation 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
13.00	NG - [NATIVE GRASS]	Soil assocation 1	ME - [MEOTA]	Range site	SAU: SALINE UPLAND	$/ACRE	791.64
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.30		
				Aum/Quarter	48.00		

AGRICULTURAL WASTE LAND

Acres	Waste Type
46	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$108,100		1	Non-Arable (Range)	45%	$48,645				Grazing Lease
Total of Assessed Values:	$108,100				Total of Taxable/Exempt Values:	$48,645				

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Municipality Name: RM OF PRAIRIE ROSE (RM) **Assessment ID Number : 309-000505300** **PID: 201028883**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address:
Legal Location: Qtr SE Sec 05 Tp 32 Rg 19 W 2 Sup
Supplementary:

Title Acres: 160.43
School Division: 205
Neighbourhood: 309-202
Overall PUSE: 2100
Call Back Year:

Reviewed: 21-Jun-2023
Change Reason:
Year / Frozen ID: 2026/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use
104.00	NG - [NATIVE GRASS]

Productivity Determining Factors	
Soil assocation 1	WR - [WEYBURN]
Soil texture 1	LL - [LIGHT LOAM]
Soil texture 2	FL - [FINE SANDY LOAM]

Productivity Determining Factors	
Range site	SAU: SALINE UPLAND
Pasture Type	N - [Native]
Pasture Topography	T1: Level 0-2.5% Slopes
Grazing water source	WS: Slough
Pasture Tree Cover	NO - [NO]
Aum/Acre	0.25
Aum/Quarter	40.00

Ratin	
$/ACRE	674.36

AGRICULTURAL WASTE LAND

Acres	Waste Type
57	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	$70,700		1	Non-Arable (Range)	45%	$31,815				Grazing Lease
Total of Assessed Values:	$70,700				Total of Taxable/Exempt Values:	$31,815				

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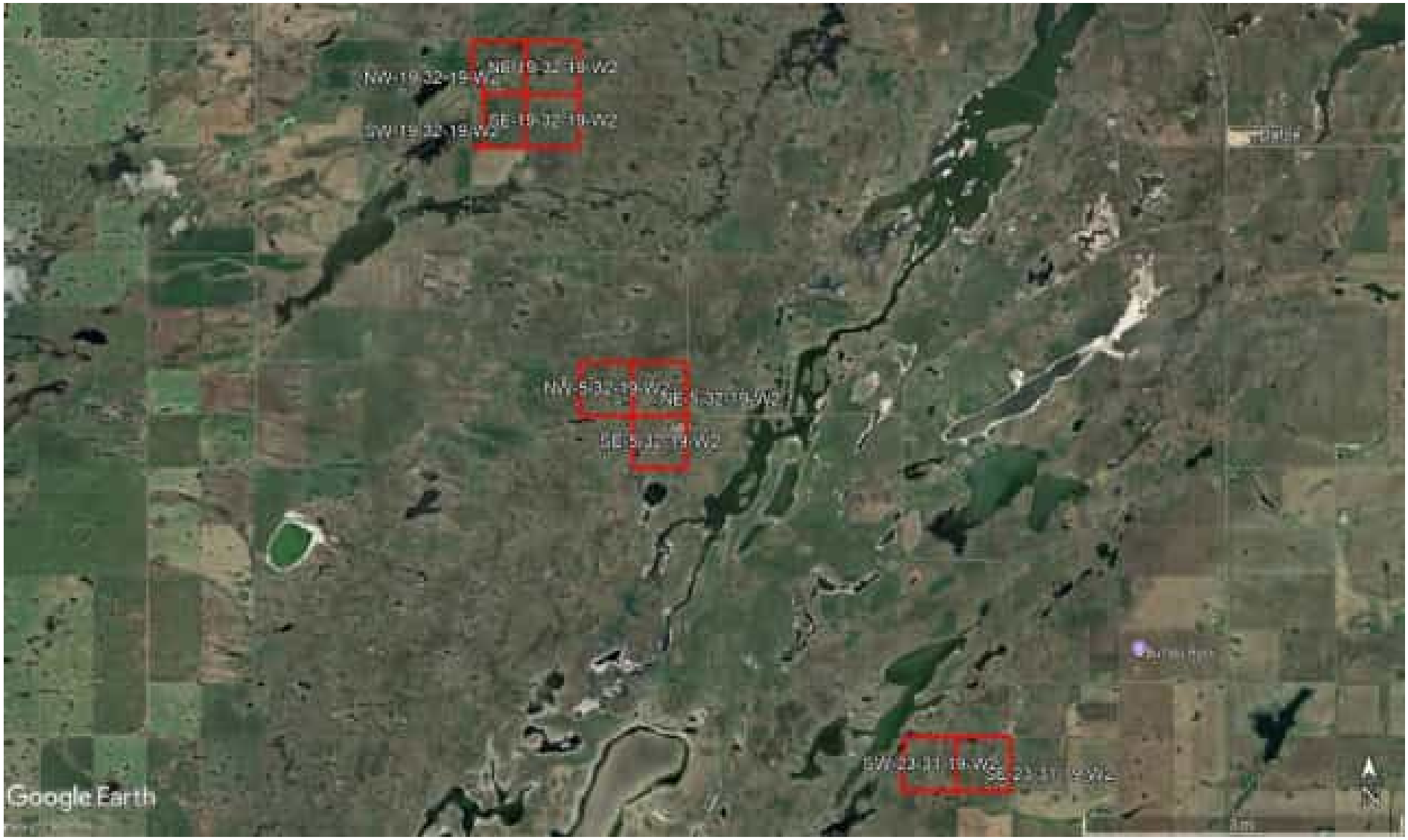









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