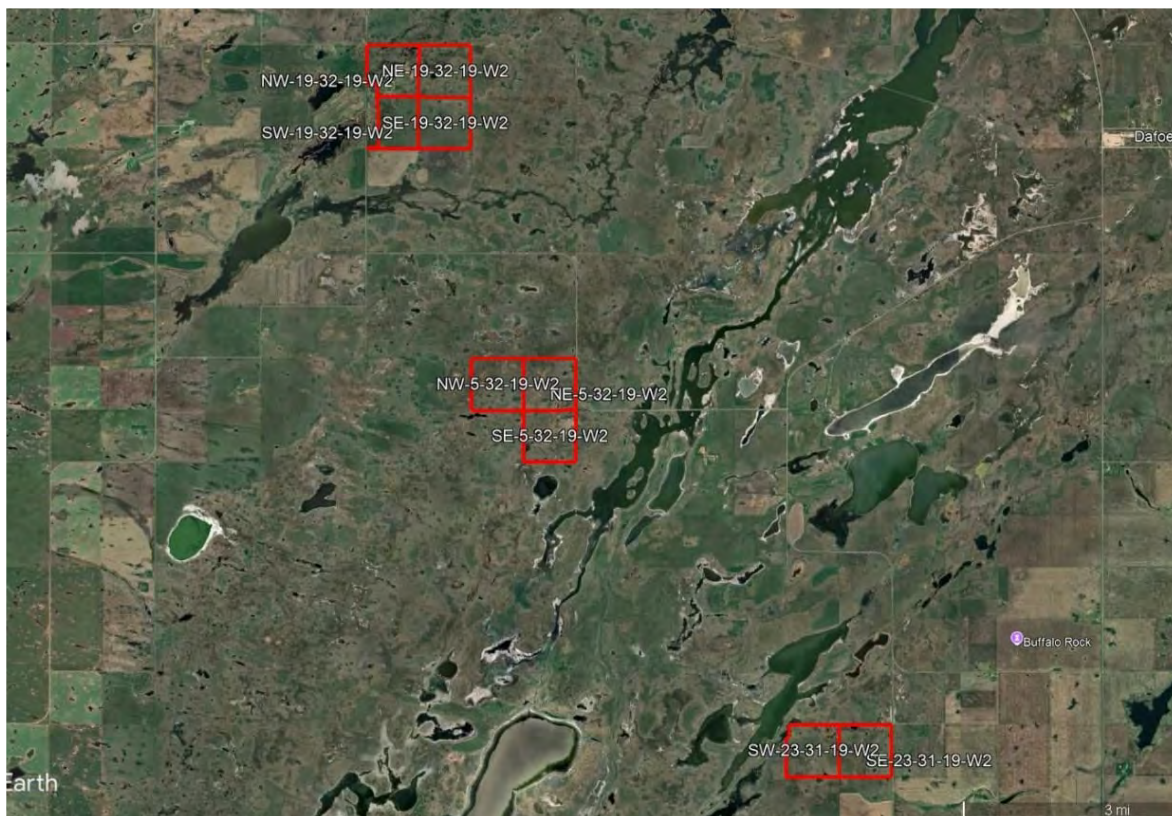




\$1,500,000

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



Dave Molberg
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(306) 948-4478
HammondRealty.ca

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:	\$1,500,000	\$/Titled Acres:	\$1,070.82
Avg AV/Qtr:	\$119,890	Farmland:	\$1,500,000
P/AV Multiple:	1.61		
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)
-

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>

Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000519100

PID: 201030731



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 association 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 association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
62.00	NG - [NATIVE GRASS]	Soil association 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			

Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000519200

PID: 201030764



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

School Division: 205

Neighbourhood: 309-202

Overall PUSE: 0350

Call Back Year:

Reviewed: 29-Jun-2023

Change Reason: Maintenance

Year / Frozen ID: 2026/-32560

Predom Code: SR002 Single Family Dwell

Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
7.00	KG - [CULTIVATED GRASS]	Soil association 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 association 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 association 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 association 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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Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)				Assessment ID Number : 309-000519200		PID: 201030764	
55.00	NG - [NATIVE GRASS]	Soil association 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		
47.00	NG - [NATIVE GRASS]	Soil association 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		
35.00	NG - [NATIVE GRASS]	Soil association 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		

Property Report

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

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

Property Report

Print Date: 14-Jul-2026

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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

Property Report

Print Date: 14-Jul-2026

Page 1 of 2

Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000519300

PID: 201030772



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	Productivity Determining Factors		Economic and Physical Factors		Rating	
59.00	KG - [CULTIVATED GRASS]	Soil association 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,381.90
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	36.75
		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)]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil association 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	
84.00	NG - [NATIVE GRASS]	Soil association 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 association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				

AGRICULTURAL WASTE LAND

Acres	Waste Type
17	WS & WSB

Property Report

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

Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000519400

PID: 201030798



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

School Division: 205

Neighbourhood: 309-202

Overall PUSE: 2000

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	Productivity Determining Factors		Economic and Physical Factors		Rating	
84.00	KG - [CULTIVATED GRASS]	Soil association 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,353.11
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	35.99
		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)]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 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	
29.00	NG - [NATIVE GRASS]	Soil association 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 association 2	BG - [BIGGAR]				
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				

AGRICULTURAL WASTE LAND

Acres	Waste Type
14	WS & WSB

Property Report

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

Property Report

Print Date: 14-Jul-2026

Page 1 of 1

Municipality Name: RM OF PRAIRIE ROSE (RM)			Assessment ID Number : 309-000123300		PID: 201021805
			Civic Address:	Title Acres: 161.30	Reviewed: 04-May-2023
Legal Location: Qtr SE Sec 23 Tp 31 Rg 19 W 2 Sup				School Division: 205	Change Reason:
Supplementary:				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	
137.00	NG - [NATIVE GRASS]	Soil association 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
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				

Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000505100

PID: 201028818



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 association 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 association 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 association 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				

Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000505100

PID: 201028818

Property Report

Print Date: 14-Jul-2026

Page 1 of 2

Municipality Name: RM OF PRAIRIE ROSE (RM)

Assessment ID Number : 309-000505200

PID: 201028842



Civic Address:

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

Supplementary:

Title Acres: 160.62

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 ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
23.00	K-KG - [K AND KG]	Soil association 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)]				
		Soil association 2	WR - [WEYBURN]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		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 association 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)]				
		Soil association 2	BG - [BIGGAR]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		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 association 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		

Municipality Name: RM OF PRAIRIE ROSE (RM)				Assessment ID Number : 309-000505200		PID: 201028842	
6.00	NG - [NATIVE GRASS]	Soil association 1	OX - [OXBOW]	Aum/Quarter	40.00	\$/ACRE	733.00
				Range site	SAU: SALINE UPLAND		
				Pasture Type	R - [Reverted]		
				Pasture Topography	T2: Gentle 3-5% Slopes		
				Grazing water source	Y: Yes		
		Soil association 2	BG - [BIGGAR]	Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.28		
				Aum/Quarter	44.00		
13.00	NG - [NATIVE GRASS]	Soil association 1	ME - [MEOTA]	Range site	SAU: SALINE UPLAND	\$/ACRE	791.64
				Pasture Type	N - [Native]		
				Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
		Soil association 2	GL - [GRAVELLY LOAM]	Aum/Acre	0.30		
				Aum/Quarter	48.00		
		Soil association 1	FL - [FINE SANDY LOAM]	Range site	SAU: SALINE UPLAND	\$/ACRE	791.64
				Pasture Type	N - [Native]		
				Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	NO - [NO]		
		Soil association 2	SL - [SANDY LOAM]	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				

Property Report

Print Date: 14-Jul-2026

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Municipality Name: RM OF PRAIRIE ROSE (RM)			Assessment ID Number : 309-000505300		PID: 201028883		
	Civic Address:			Title Acres:	160.43	Reviewed:	21-Jun-2023
	Legal Location: Qtr SE Sec 05 Tp 32 Rg 19 W 2 Sup			School Division:	205	Change Reason:	
	Supplementary:			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	
104.00	NG - [NATIVE GRASS]	Soil association 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	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.25		
				Aum/Quarter	40.00		

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				

