



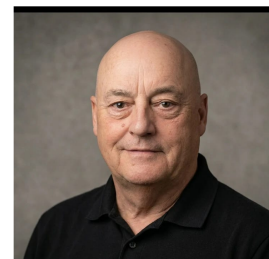
\$1,300,000

Karst Acreage - 65.95 acres



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Saskatoon	Location:	Saskatchewan
Title Acres (ISC):	65.95	Cultivated Acres:	35
Soil Final Rating:	36.9	Price:	\$1,300,000
\$/Titled Acres:	\$19,711.90	Avg AV/Qtr:	\$180,800
Farmland:	\$1,300,000	P/AV Multiple:	16.71
Enterprise:	Acreage, Hay (arable), Grain		

Description

Located immediately south of Saskatoon, this 65.95-acre property presents an excellent opportunity. Situated just off Highway 219 near Grasswood, the property offers approximately 35 cultivated acres and 21 acres of hay land, providing flexibility for agricultural use, hobby farming, acreage development, or long-term investment.

Its proximity to Saskatoon places it within minutes of Stonebridge, downtown, major retail centres, and other city amenities while still offering the benefits of a rural setting. The location also provides excellent accessibility and strong long-term potential in an area experiencing continued growth.

This property offers a rare opportunity in one of the Saskatoon area's most sought-after rural locations.

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								
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
344	LSD 8	32	35	5	3	181	25.93	66	35	21		10	\$77,800	Asquith	Loamy Sand	36.9
344	LSD 7	32	35	5	3	178	40.02									
Totals							65.95	66	35	21	0	10	\$77,800	Weighted Average Final Rating		

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>

