



\$1,300,000

Killaly 321 Acres Ranch & Grain Farmland (Chutter)



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Property Details

Service Type: Listing **Rural Municipality:** RM 185 McLeod

Closest Town: Killaly **Location:** Saskatchewan

MLS Number: SK048215 **Title Acres (ISC):** 321

Cultivated Acres: 255 **Soil Final Rating:** 47.8

Price: \$1,300,000 **\$/Titled Acres:** \$4,049.84

Avg AV/Qtr: \$243,290 **Farmland:** \$1,100,000

Improvements: \$200,000 **P/AV Multiple:** 2.25

Enterprise: Grain

Description

Killaly 321 Acre Farm and Ranch Property

This attractive two-quarter package offers 321.09 contiguous ISC title acres near the community of Killaly in the RM of McLeod No. 185 and just 20 minutes south of Melville. The property location offers incredible privacy with quiet peacefulness at the end of a well-maintained road, with only one mile of gravel before reaching the highway.

The land is fully fenced and was seeded to perennial forage and a grass-legume blend in 2018 with managing soil health as a top priority. It has supported grazing for the past several years, providing an established forage base for livestock producers while retaining the potential to return suitable acres to grain production. SAMA reports 255 cultivated acres, 52 native pasture acres and 14 acres classified as wetland, bush or other land.

The property offers an ample water supply for cattle, with dugouts located throughout the land in addition to Pearl Creek, which runs north to south along the eastern side. The creek provides a valuable natural water source with limited disruption to the usable land. The property features Oxbow loam and White sand loamy soils, with a weighted average Soil Final Rating of 47.8 and SCIC soil classifications of H and J. This combination provides flexibility for grazing, livestock production, grain farming or a mixed agricultural operation.

The attractive, well-organized yard site is located at the end of a well-maintained road and offers convenient access and clear sightlines across the entire yard. The property includes a 1,275-square-foot, 3 bedroom bungalow finished with low-maintenance vinyl siding and a durable metal roof. A newer wood-burning fireplace adds warmth and comfort to the home, while a new 350-foot well provides a dependable water source for the yard and farm/ranch needs.

Farm improvements include a Goodon-manufactured 42-by-84-foot wood-post storage shed or riding arena with 16-foot walls, doors on either end and a gravel floor. There is also a Goodon-manufactured 24-by-36-foot wood-post shop with a concrete floor. The shop offers 220 amp service and is currently uninsulated, allowing the purchaser to finish it according

to their needs. Additional improvements include a traditional 26-by-40-foot hip-roof barn, a detached 14-by-22 garage, a livestock shelter corrals for cattle management. There are also two flat bottom Westeel grain bins on location.

With its accessible location, established forage, dependable livestock water, contiguous land base, fencing, agricultural improvements, comfortable residence and potential for renewed grain production, this property presents a great combination of infrastructure and buildings, an ample clean water supply and a private peacefulness that is sure to appeal to horse enthusiasts, livestock producers, mixed farmers, expanding area grain farmers or buyers seeking an established Saskatchewan farmyard in the quiet peaceful country side.

Farmland & Price Summary

2 parcels

321 title acres (ISC)

SAMA Information

321 total acres

255 cultivated acres

52 native pasture acres

14 wetland/bush acres

\$488,100 total 2025 assessed value (AV)

\$243,290 average assessment per 160 acres

47.8 soil final rating (weighted average)

\$1,100,000 Farmland Price

\$4,049 per title acre (ISC)

\$4,314 per cultivated acre (SAMA)

2.25 times the 2025 assessed value (P/AV multiple)

\$200,000 Buildings and Improvements

\$1,300,000 Total Price

Detailed Description of Farmland Property

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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
185	SW	1	21	7	2	0	160.63	161	108	0	52	1	\$185,200	Whitesand	Loamy Sand	39.98	J	11	\$650.00
185	SE	2	21	7	2	0	160.46	160	147	0	0	13	\$302,900	Oxbow	Loam	53.55	H	11	\$1,093.00
Totals							321.1	321	255	0	52	14	\$488,100	Weighted Average Final Rating		47.8			\$1,743.00

Average per 160 acres **\$243,290**

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>



















