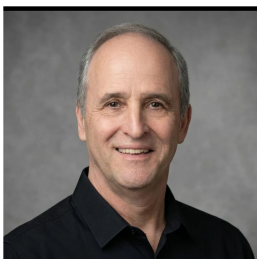




HAMMONDTM
REALTY

\$1,450,000

Kitzul Farm



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Property Details

Service Type:	Listing	Rural Municipality:	RM 246 Ituna Bon Accord
Closest Town:	Ituna	Location:	Saskatchewan
MLS Number:	N/A	Title Acres (ISC):	623.4
Cultivated Acres:	445	Soil Final Rating:	57.7
Price:	\$1,450,000	\$/Titled Acres:	\$2,325.95
Avg AV/Qtr:	\$248,295	Farmland:	\$1,450,000
P/AV Multiple:	1.5		
Enterprise:	Grain		

Description

Kitzul Farm — RM of Ituna Bon Accord No. 246

Kitzul Farm is a clean, contiguous block of four quarter sections — 623.41 title acres in total — in the RM of Ituna Bon Accord No. 246, Saskatchewan. The land is currently farmed under a simple year-to-year lease and has been in the same family's hands for years, giving a buyer a well-documented, straightforward parcel to step into. One quarter, NW 24-27-11-W2, carries an occupied yard site with an older two-storey residence, a metal quonset, a wood-frame shed with metal roofing, and miscellaneous metal and wooden grain bins.

Soils across the four quarters run predominantly to Oxbow and Whitewood loam and clay loam, rated G-11 to H-11 under the Saskatchewan Assessment Management Agency (SAMA), with SCIC risk zone 11 confirmed across all four titles. Of the 623.41 title acres, SAMA identifies 445 acres as cultivated, with the balance in sloughs, wetlands, and draws typical of the surrounding district. The current lease is written on 500 acres available for seeding — buyers are encouraged to complete their own due diligence on the acreage actually available for production.

Asking Price \$1,450,000

Farmland \$1,375,000

• \$2,750 per Owner/Lease CA • \$3,090 per SAMA CA • \$2,206 per Title Acre • 1.42x Assessment

Yard Site \$75,000

Included Assets: located on the NW 24-27-11-W2

Residence

- Older two-storey house

Shop / Outbuildings

- Metal quonset
- Wood-frame shed with metal roofing

Grain Storage

- Miscellaneous metal and wooden grain bins

Cropland & Pasture — 4 Quarters

- SE 23-27-11-W2 — 146.17 title acres (96 SAMA cultivated / 50 non-cultivated: slough)
- SW 24-27-11-W2 — 158.89 title acres (129 SAMA cultivated / 30 non-cultivated: slough)
- NW 24-27-11-W2 — 159.05 title acres (116 SAMA cultivated / 43 non-cultivated: wetland & draw) — includes the occupied yard site
- NE 24-27-11-W2 — 159.30 title acres (104 SAMA cultivated / 55 non-cultivated: wetland & creek)
- **Total: 623.41 title acres, 445 SAMA cultivated acres, 178 non-cultivated acres (sloughs, wetlands, and draws)**
- The lease agreement covering this land is written on 500 acres available for seeding — buyers should complete their own due diligence on cultivated acres available for production versus the 445 SAMA-identified cultivated acres.

Legal Land Description							ISC		SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Lease 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	Property Taxes
246	SE	23	27	11	2	1	146.2	108	146	96	0	0	50	\$214,800	Oxbow	Loam	59.4	G	11	\$850.58
246	Blk A Plan 101728548					2														
246	SW	24	27	11	2	0	158.9	145	159	129	0	0	30	\$264,600	Whitesand/Whitewood/Oxbow	Loam	54.5	H	11	\$1,047.78
246	NW	24	27	11	2	0	159.1	130	159	116	0	0	43	\$255,000	Whitewood/Oxbow	Loam	58.4	H	11	\$1,081.20
246	NE	24	27	11	2	0	159.3	117	159	104	0	0	55	\$232,400	Whitewood	Clay Loam	59.3	H	11	\$920.24
Totals							623.4	500	623	445	0	0	178	\$966,800	Weighted Average Final Rating		57.7			\$3,899.80

Average per 160 acres \$248,295

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>

**Surface Parcel Number: 149069155**

REQUEST DATE: Mon Aug 24 15:30:42 GMT-06:00 2026

**Owner Name(s):** KITZUL, ROSALINE OLGA**Municipality :** RM OF ITUNA BON ACCORD NO. 246**Title Number(s):** 144925892**Parcel Class :** Parcel (Generic)**Land Description :** SE 23-27-11-2 Ext 1**Source Quarter Section :** SE-23-27-11-2**Commodity/Unit :** Not Applicable**Area :** 58.567 hectares (144.72 acres)**Converted Title Number :** 67H01045**Ownership Share :** 1:1

**Surface Parcel Number: 149069177**

REQUEST DATE: Mon Aug 24 15:32:18 GMT-06:00 2026

**Owner Name(s):** KITZUL, ROSALINE OLGA**Municipality :** RM OF ITUNA BON ACCORD NO. 246**Title Number(s):** 144925869**Parcel Class :** Parcel (Generic)**Land Description :** Blk/Par A-Plan 101728548 Ext 2**Source Quarter Section :** SE-23-27-11-2**Commodity/Unit :** Not Applicable**Area :** 0.587 hectares (1.45 acres)**Converted Title Number :** 82H04899**Ownership Share :** 1:1

Property Report

Print Date: 25-Aug-2026

Page 1 of 1

Municipality Name: RM OF ITUNA BON ACCORD (RM)

Assessment ID Number : 246-000823300

PID: 2886653



Civic Address:

Legal Location: Qtr SE Sec 23 Tp 27 Rg 11 W 2 Sup

Supplementary:

Title Acres: 146.17

School Division: 205

Neighbourhood: 246-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 06-Sep-2019

Change Reason: Reinspection

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	
96.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	2,232.68
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	59.38
		Soil texture 2		Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
50	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	\$214,800		1	Other Agricultural	55%	\$118,140				Taxable
Total of Assessed Values:	\$214,800				Total of Taxable/Exempt Values:	\$118,140				

**Surface Parcel Number: 113533916**

REQUEST DATE: Mon Aug 24 15:32:46 GMT-06:00 2026

**Owner Name(s):** KITZUL, ROSALINE OLGA**Municipality :** RM OF ITUNA, BON ACCORD NO. 246**Title Number(s):** 144925937**Parcel Class :** Parcel (Generic)**Land Description :** SW 24-27-11-2 Ex 0**Source Quarter Section :** SW-24-27-11-2**Commodity/Unit :** Not Applicable**Area :** 64.301 hectares (158.89 acres)**Converted Title Number :** 67H00825**Ownership Share :** 1:1

Property Report

Print Date: 25-Aug-2026

Page 1 of 2

Municipality Name: RM OF ITUNA BON ACCORD (RM)

Assessment ID Number : 246-000824400

PID: 2886786



Civic Address:

Legal Location: Qtr SW Sec 24 Tp 27 Rg 11 W 2 Sup

Supplementary:

Title Acres: 158.89

School Division: 205

Neighbourhood: 246-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 06-Sep-2019

Change Reason: Reinspection

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	
17.00	K - [CULTIVATED]	Soil association 1	WS - [WHITESAND]	Topography	T3 - Moderate Slopes	\$/ACRE	1,198.25
		Soil texture 1	GL - [GRAVELLY LOAM]	Stones (qualities)	S2 - Slight	Final	31.87
		Soil texture 2	SL - [SANDY LOAM]	Phy. Factor 1	25% reduction due to SD3 - [75 : Sand Pockets - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.92		
30.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,365.65
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	62.92
		Soil texture 2	L - [LOAM]				
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.92		
82.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	2,109.54
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	56.10
		Soil texture 2		Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Soil association 2	OX - [OXBOW]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
30	WASTE SLOUGH

Property Report

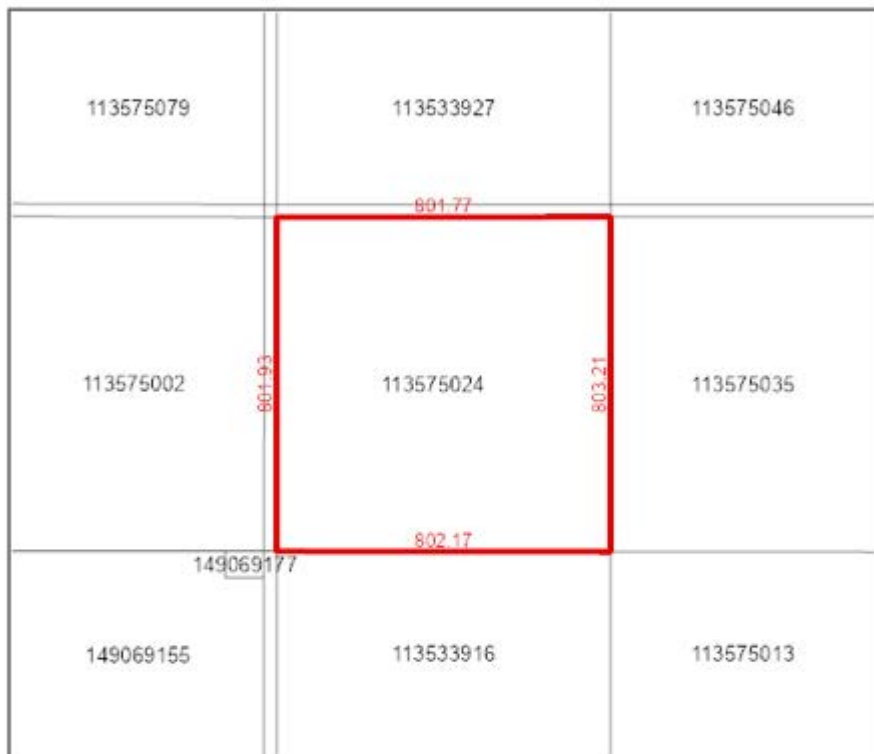
Municipality Name: RM OF ITUNA BON ACCORD (RM)	Assessment ID Number : 246-000824400	PID: 2886786
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Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$264,600		1	Other Agricultural	55%	\$145,530				Taxable
Total of Assessed Values:	\$264,600				Total of Taxable/Exempt Values:	\$145,530				

**Surface Parcel Number: 113575024**

REQUEST DATE: Mon Aug 24 15:33:22 GMT-06:00 2026

**Owner Name(s):** KITZUL, ROSALINE OLGA**Municipality :** RM OF ITUNA BON ACCORD NO. 246**Title Number(s):** 144925926**Parcel Class :** Parcel (Generic)**Land Description :** MV 24-27-11-2 Ex 0**Source Quarter Section :** MV-24-27-11-2**Commodity/Unit :** Not Applicable**Area :** 64.364 hectares (159.05 acres)**Converted Title Number :** 67H00750**Ownership Share :** 1:1

Property Report

Print Date: 25-Aug-2026

Page 1 of 2

Municipality Name: RM OF ITUNA BON ACCORD (RM)

Assessment ID Number : 246-000824200

PID: 2886729



Civic Address:

Legal Location: Qtr NW Sec 24 Tp 27 Rg 11 W 2 Sup

Supplementary:

Title Acres: 159.04

School Division: 205

Neighbourhood: 246-200

Overall PUSE: 0360

Call Back Year:

Reviewed: 06-Sep-2019

Change Reason: Reinspection

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	
30.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T3 - Moderate Slopes	\$/ACRE	2,087.12
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	55.51
		Soil texture 2	L - [LOAM]				
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.92		
86.00	K - [CULTIVATED]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	2,232.68
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	59.38
		Soil texture 2		Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	OX - [OXBOW]	Topography	T2 - Gentle Slopes	\$/ACRE	2,232.68
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	59.38
		Soil texture 2		Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
40	WS & DRAW

Property Report

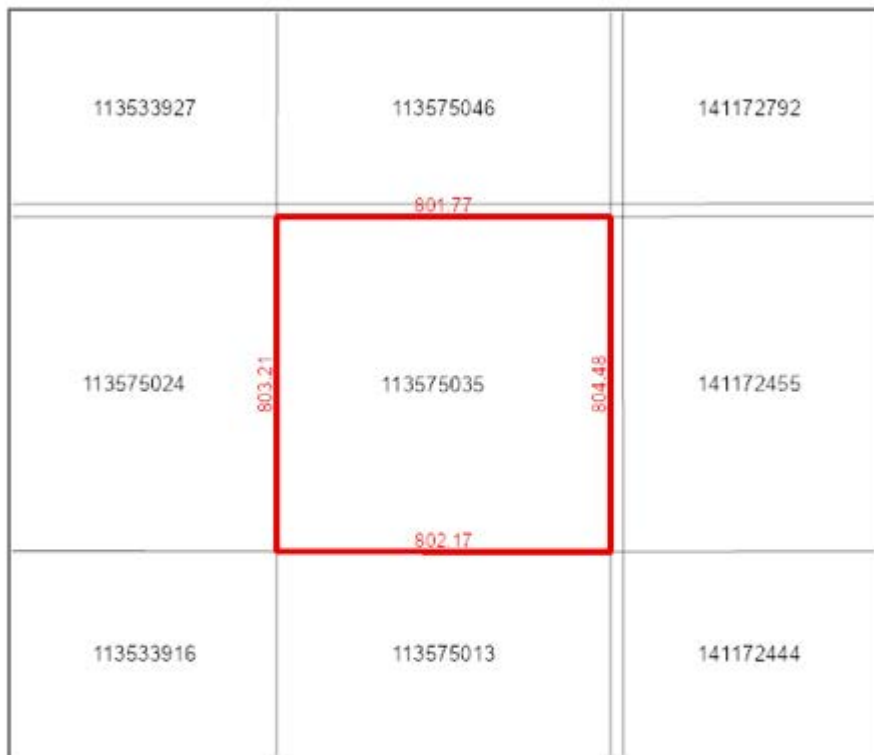
Municipality Name: RM OF ITUNA BON ACCORD (RM)	Assessment ID Number : 246-000824200	PID: 2886729
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Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$6,700		1	Residential	80%	\$5,360				Taxable
Agricultural	\$255,000		1	Other Agricultural	55%	\$140,250				Taxable
Total of Assessed Values:	\$261,700				Total of Taxable/Exempt Values:	\$145,610				

**Surface Parcel Number: 113575035**

REQUEST DATE: Mon Aug 24 15:33:47 GMT-06:00 2026

**Owner Name(s):** KITZUL, ROSALINE OLGA**Municipality :** RM OF ITUNA BON ACCORD NO. 246**Title Number(s):** 144925960**Parcel Class :** Parcel (Generic)**Land Description :** NE 24-27-11-2 Ext 0**Source Quarter Section :** NE-24-27-11-2**Commodity/Unit :** Not Applicable**Area :** 64.466 hectares (159.3 acres)**Converted Title Number :** 59H01602**Ownership Share :** 1:1

Property Report

Print Date: 25-Aug-2026

Page 1 of 1

Municipality Name: RM OF ITUNA BON ACCORD (RM)

Assessment ID Number : 246-000824100

PID: 2886703



Civic Address:

Legal Location: Qtr NE Sec 24 Tp 27 Rg 11 W 2 Sup

Supplementary:

Title Acres: 159.29

School Division: 205

Neighbourhood: 246-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 06-Sep-2019

Change Reason: Reinspection

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	
104.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,229.32
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	59.29
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
55	WS & CREEK

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	\$232,400		1	Other Agricultural	55%	\$127,820				Taxable
Total of Assessed Values:	\$232,400				Total of Taxable/Exempt Values:	\$127,820				



