$1,650,000

Kosior 318 acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 066 Griffin
Closest Town:	Fillmore	**Location:**	Saskatchewan
MLS Number:	SK050855	**Title Acres (ISC):**	318.31
Cultivated Acres:	292	**Soil Final Rating:**	52.59
Price:	$1,650,000	**$/Titled Acres:**	$5,183.63
Avg AV/Qtr:	$289,705	**Farmland:**	$1,650,000
P/AV Multiple:	2.86		
Enterprise:	Grain		

Description

South of Fillmore in the RM of Griffin No. 66, the Kosior property includes 318.31 titled acres across two quarters and an established farmyard. SAMA reports 292 cultivated acres with Trossachs and Tuxford clay soils and a weighted soil final rating of 52.59.

Mature trees shelter the yard, which includes a 1080 square feet bungalow with maintenance free steel siding and a covered deck, 40' x 90' insulated and heated shop with a concrete floor on the front 40' x 37' section, a 242 × 602 storage shed and approximately 15,000 bushels of aerated flat-bottom grain storage. Services include power, natural gas, a 2,400-gallon drinking-water cistern and two dugouts.

Fillmore at just 15kms northwest and Weyburn 48kms southwest both offer groceries, banking, dining, Kindergarten to Grade 12 school, childcare and health care services. And surrounding wetlands and fields attract migratory birds and provide wildlife-viewing and hunting opportunities.

With productive farmland and a sheltered yard, the property offers an opportunity to expand a farm or establish a rural home base.

Farmland & Price Summary

2 Parcels

318 Title Acres (ISC)

SAMA Information

319 Total Acres

292 Cultivated Acres

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27 Wetland/Bush Acres

$577,600 Total Assessed Value

$289,705 Average Assessment per 160 Acres

52.6 Soil Final Rating (Weighted Average)

$1,650,000 Farmland Price

$5,184 per Total acre (ISC)

$5,651 per cultivated acre (SAMA)

2.86 times the 2026 Assessed Value

318 Acres



Prop Type:	Farm	**Location:**	
SubType:	Grain	**Nearest Town:**	Fillmore
Waterbody:			
Style:	Bungalow	**Postal Code:**	S0G 1N0
Bldg Type:	House	**Possession:**	TBD
Prop Offer:	Buildings And Land		
Min Rights:	Not Owned By Seller, Not Included		
Tot Lnd Area:	318.31		
Latitude:		**Longitude:**	
Ownership:		**Tax Amt/Yr:**	

Location Description
SE-35-9-11 W2, NW-36-9-11 W2

Directions: See map in listing brochure for details.

Parcel Information

RM	Parcel	Dir	Sec	TWP	RGE	Mer	CI	Soil	Asse	Tax	Cult	Nt Cult	Ntv Gr	Total	Sl Stat
Griffin RM No. 66	110212298	SE	35	9	11	2		K	$283,800	$2,255	145.00	16.00		159.63	
Griffin RM No. 66	110212311	NW	36	9	11	2		L	$293,800	$1,818	147.00	11.00		158.68	

Property Information

Existing Real Property Report:	No	**PCDS:**	No	**GST:**		**PST:**	
Env Audit:	No	**Marketing Quota:**	No	**Irrigated:**			
Livestk/Crop:	No	**Livestock Desc:**					
Metal Gran		**# Metal Bins:**	4	**Met Cap:**	15,000		
Bush:	Some			**Sloughs:**	Some		
Stones:	Some			**Wrkshp Ht:**	Yes		
Det Package:	Yes			**Drink Water:**	Yes	**Power:**	Yes
Phone:	Yes	**Yard Light:**	Yes			**Schl Bus:**	Yes
Distance To:		**Town:**	12	**High School:**	12	**Elem Schl:**	12
Other Outbldg:	Shed,WorkShop						
Topography:	Flat						
Fences:	None						
Propane Tank:				**Wtr Treat:**	Not Included		
Water Supply:	Cistern, Dugout						
Sump Pump:	Included						
Sewage Disp:	Lagoon						
Easements/ Restrictions							
Monitoring Disclosure:	None						

House Information

AG SqFt:	1,080	**Levels AG:**	1.0	**Year Built:**	1960	**Age Unknown:**	
# Rooms:		**# Bedrooms:**	3	**# Bathrooms:**	2	**Other Buildings:**	Shed,WorkSho
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior Fin:	Metal						
Basement:	Full Basement, Partially Finished						
Base Walls:	Block						
Heating:	Forced Air, In Floor, Natural Gas						
Water Heater:	Included			**Wtr Heat Type:**	Gas		
Heating Source Rented?:	No	**Heating Source Rented Description:**					
Water Soft:	Not Included			**Wtr Purifier:**	Included		
Garage Desc:	No Garage						

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
66	SE	35	9	11	W2	0	159.63	161	145	0	0	16	283,800	Trossachs	Clay	52.02	K	2	$2,255.00
66	NW	36	9	11	W2	0	158.68	158	147	0	0	11	293,800	Tuxford	Clay	53.15	L	2	$1,818.00
						Totals	**318.31**	**319**	**292**	**0**	**0**	**27**	**577,600**		**Weighted Average Final Rating**	**52.59**			**$4,073.00**

Average per 160 acres **289,705**

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

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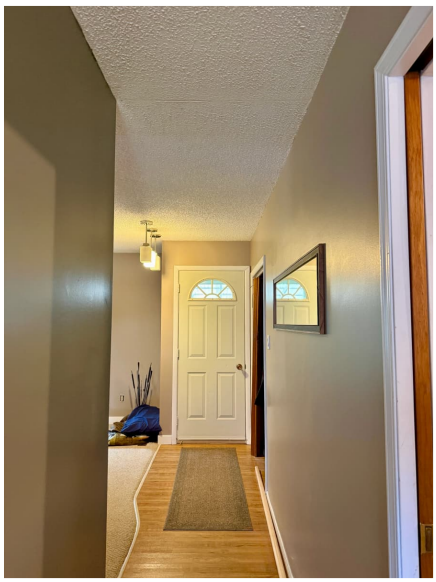



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