



\$949,000

Kronau 146 Acres Grain Farmland (Leippi)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 128 Lajord
Closest Town:	Kronau	Location:	Saskatchewan
MLS Number:	SK046908	Title Acres (ISC):	146.1
Cultivated Acres:	146	Soil Final Rating:	63.9
Price:	\$949,000	\$/Titled Acres:	\$6,495.55
Avg AV/Qtr:	\$384,394	Farmland:	\$949,000
P/AV Multiple:	2.7		
Enterprise:	Grain		

Description

Kronau Farmland

A highly productive parcel of Regina Plains farmland located just two miles south of Kronau along Grid 622 in the RM of Lajord No. 128. This attractive quarter is fully cultivated and features Wascana clay loam soil, an SCIC soil classification of E, and a SAMA Soil Final Rating of 63.89. Its strong cultivated-acre ratio, quality soil, and excellent location near Kronau make it a desirable addition to an established land base or a well-positioned farmland investment. Utilities are available for future development opportunities, such as an acreage.

SW-21-15-17-W2, Ext. 1

146.1 title acres (ISC)
146.1 cultivated acres (SAMA)
\$351,000 total 2026 assessed value
63.89 Soil Final Rating

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	2025 Assessed Fair Value	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
128	SW	21	15	17	W2	1	146.10	146	146	0	0	0	351,000	Wascana	Clay Loam	63.9	E	8	\$1,028.28
Totals							146.10	146	146	0	0	0	351,000	Weighted Average Final Rating 63.9					\$1,028.28

Average per 160 acres 384,394

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/) <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) <https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>











REGINA

