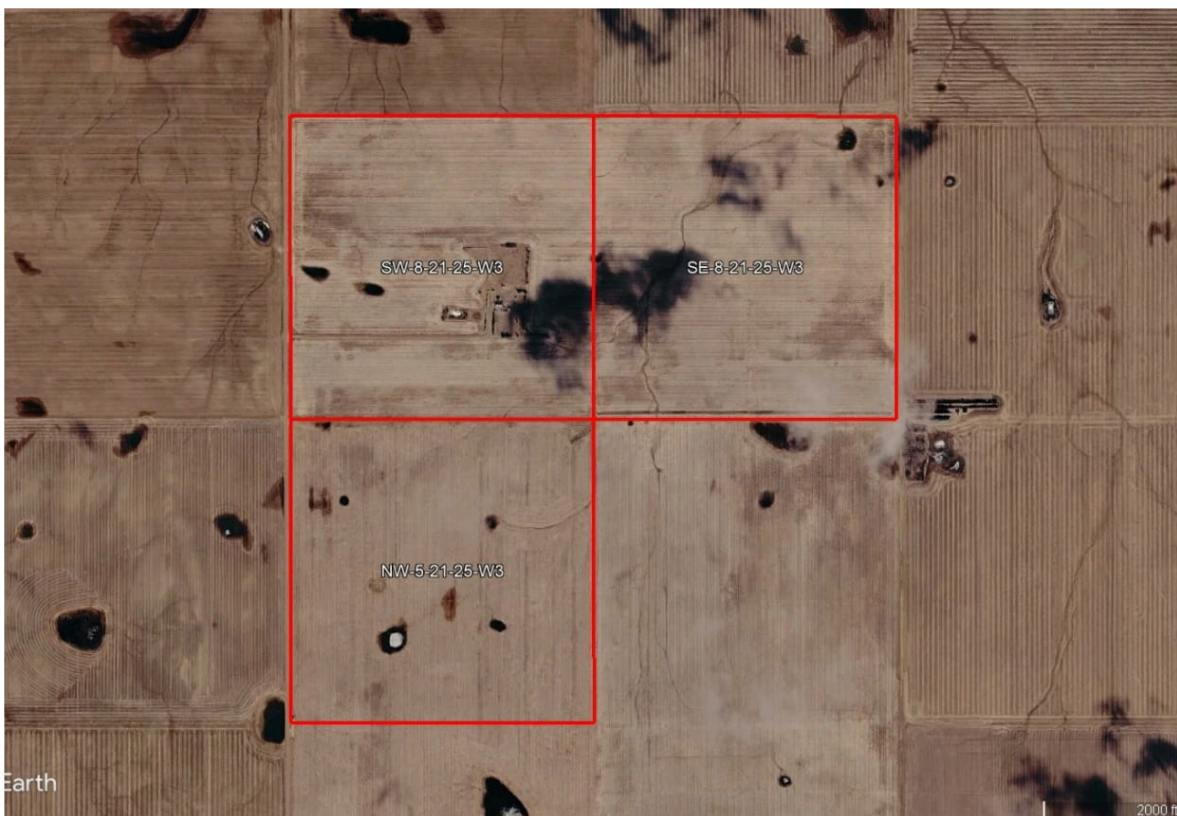




\$1,580,000

Leader 481 acres Grain Farmland



Mark Dean

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Property Details

Service Type:	Listing	Rural Municipality:	RM 231 Happyland
Closest Town:	Leader	Location:	Saskatchewan
MLS Number:	SK044728	Title Acres (ISC):	481
Cultivated Acres:	478	Soil Final Rating:	53.2
Price:	\$1,580,000	\$/Titled Acres:	\$3,284.82
Avg AV/Qtr:	\$318,600	Farmland:	\$1,580,000
P/AV Multiple:	1.65		
Enterprise:	Grain		

Description

481 Acres, Three Quarter Farmland Block, Leader, Saskatchewan

\$1,580,000

Three quarter sections of farmland in one contiguous block, located southeast of Leader, Saskatchewan in the Rural Municipality of Happyland #231.

This productive and open farmland is dominantly Fox Valley soils, with Soil Final Rating of 53.2 points per cultivated acre. With 475 cultivated acres currently leased for the 2026 crop year, the land is available to farm in 2027, with no Right of First Refusal.

In addition to 475 currently cultivated acres in one large field, there are also five arable acres within the old yardsite, which could be brought into production.

Although no active gas wells currently, annual surface lease payments are ~\$9,000 per year (\$9,149 for 2026).

NW-05-21-25-W3

SW-08-21-25-W3

SE-08-21-25-W3

480.86 title acres (ISC)

478 cultivated acres (SAMA)

475 cultivated acres (owner)



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\$955,800 total 2026 assessed value (land)

53.2 soil final rating (weighted average)

\$3,286 per total acre (ISC)

\$3,305 per cultivated acre (SAMA)

1.65 times the 2026 assessment

\$1,580,000 Total List Price

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
231	NW	5	21	25	3	0	160.28	160	160	158	0	0	2	\$296,500	Fox Valley	Silt Loam; Loam	49.9	H	10	\$660.78
231	SE	8	21	25	3	0	160.25	160	160	160	0	0	0	\$332,000	Fox Valley	Silty Clay Loam; Silt Loam	55.2	H	10	\$739.89
231	SW	8	21	25	3	0	160.33	155	160	160	0	0	0	\$327,300	Fox Valley	Silty Clay Loam; Silt Loam	54.4	H	10	\$729.42
Totals							480.86	475	480	478	0	0	2	\$955,800	Weighted Average Final Rating		53.2			\$2,130.09

Average per 160 acres \$318,600

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>

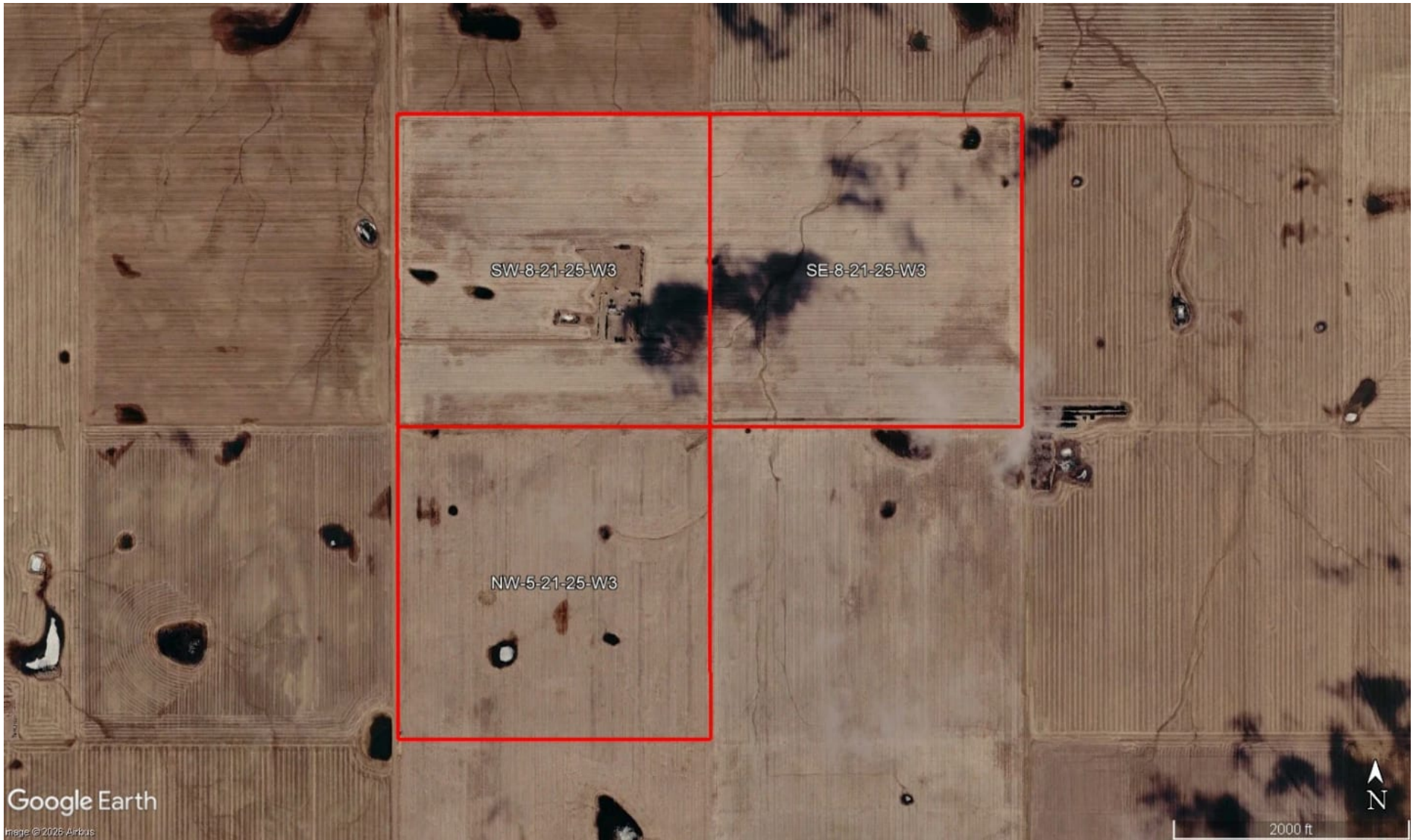
Saskatchewan Crop Insurance Corporation (SCIC)

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>





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