$735,000

Maidstone 356 acres Pastureland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 471 Eldon
Closest Town:	Maidstone	**Location:**	Saskatchewan
Title Acres (ISC):	356.3	**Price:**	$735,000
$/Titled Acres:	$2,062.87	**Avg AV/Qtr:**	$112,367
Farmland:	$735,000	**P/AV Multiple:**	2.18
Enterprise:	Pasture		

Description

Here is your opportunity to own a private retreat where you can create your own getaway or ultimate hunting paradise.
Situated between two lakes, this property offers exceptional wildlife habitat of ducks, geese, deer, moose, and more. This unique 356-acre parcel of pastureland is located northeast of Maidstone, Saskatchewan, offering wide-open space, privacy, and long-term potential. Whether you're looking to build a recreational retreat, expand agricultural use, or invest in land with income opportunities, this property delivers freedom and seclusion.
The land is currently used as pasture with approximately 2 miles of new fencing, cross-fencing, and corrals featuring three catch pens plus a 20-acre holding pen. The property was grazed for the month of November 2025 and had not been grazed since 2021.
Access is excellent with a good gravel road to the property, and power runs along the road beside the land. The area has significant ongoing oil activity. The property continues to generate $3,000 per year from an old existing service lease, with active oil exploration ongoing in the immediate area.
A rare combination of recreation, agriculture, and income potential.

Farmland & Price Summary

- Parcels: 3 /Title Acres (ISC): 356

SAMA Information

- Total Acres: 480 / Native Pasture Acres: 480
- 2026 Assessed Value (AV): $337,100 / Average Assessment per 160 Acres: $112,367

Pricing

- Price per Title Acre (ISC): $2,063
- P/AV Multiple: 2.18 × 2026 assessed value

Detailed Description of Farmland Property

Legal Land Description								ISC	SAMA Information									SCIC	
Map ID	RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
1	471	NW	16	48	22	3	1,2	79.5	160	0	0	160	0	$120,600	Meota	Loamy Sand		Not	Rated
2	471	NE	16	48	22	3	1,2	136.4	160	0	0	160	0	$105,600	Meota	Loamy Sand		Not	Rated
3	471	SW	16	48	22	3	1	140.4	160	0	0	160	0	$110,900	Meota	Loamy Sand		Not	Rated
							Totals	**356.3**	**480**	**0**	**0**	**480**	**0**	**$337,100**	**Weighted Average Final Rating**				

Average per 160 acres **$112,367**

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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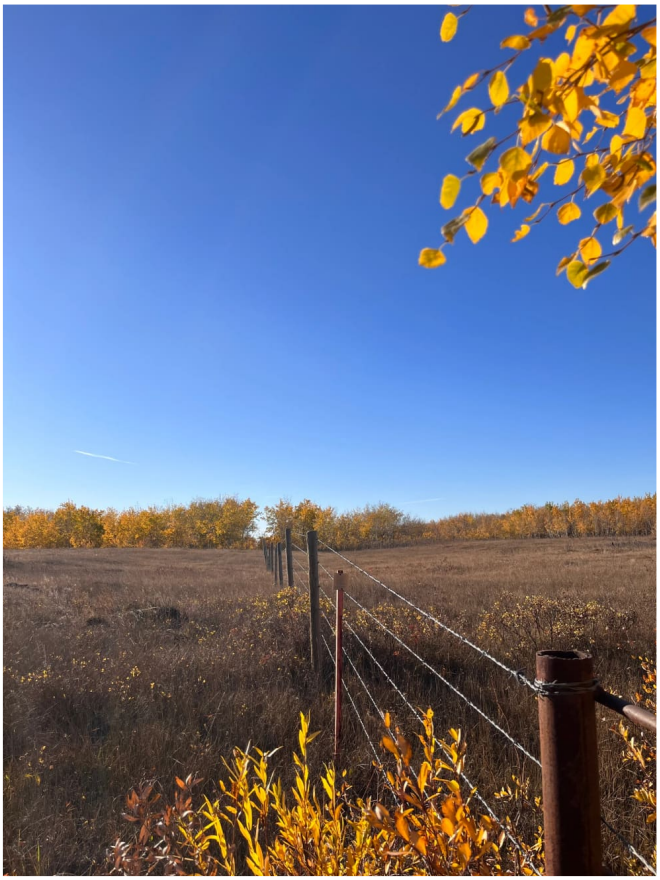

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