



\$2,216,000

Middle Lake 569 acres Grain Farmland



Lorne Pratchler

Lorne.Pratchler@HammondRealty.ca

(306) 231-9404

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 400 Three Lakes
Closest Town:	Middle Lake	Location:	Saskatchewan
MLS Number:	N/A	Title Acres (ISC):	569
Cultivated Acres:	475	Soil Final Rating:	66.1
Price:	\$2,216,000	\$/Titled Acres:	\$3,894.55
Avg AV/Qtr:	\$313,216	Farmland:	\$2,216,000
P/AV Multiple:	2		
Enterprise:	Grain		

Description

Opportunities to acquire **four contiguous quarters** of farmland in the RM of Three Lakes are increasingly rare. Representing a well-situated farmland offering with an efficient, all-adjoining layout, this land package is the type of opportunity that seldom becomes available. Whether expanding an existing farm operation or adding to a long-term agricultural portfolio, opportunities of this nature are increasingly sought after.

Situated in an area recognized for dependable moisture and strong crop production, these quarters feature minimal stone content, supporting efficient field operations throughout the growing season. The seamless configuration of all four adjoining quarters enhances operational efficiency by reducing travel time, simplifying field management, and improving overall farm efficiency.

Adding to its appeal, the property borders Crown land, creating a distinctive setting that offers privacy, open space, and an enduring natural backdrop rarely found alongside cultivated farmland. Combining strong agricultural capability with enduring investment appeal, this offering presents a rare opportunity to acquire a quality Saskatchewan farmland asset with lasting value for generations to come.

Farmland & Price Summary

4 parcels

569 title acres (ISC)

475 reported seeded acres

SAMA Information

566 total acres



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 231-9404 Lorne Pratchler

445 cultivated acres
121 wetland/bush acres
\$1,108,000 total 2025 assessed value (AV)
\$313,216 average assessment per 160 acres
66.1 soil final rating (weighted average)
\$2,216,000 Farmland Price
\$3,895 per title acre (ISC)
\$4,980 per cultivated acre (SAMA)
2.00 times the 2025 assessed value (P/AV multiple)

Legal Land Description							ISC	Owner	SAMA Information										SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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	
400	LSD 11 6-42-22-W2 Ext 46 LSD 12 6-42-22-W2 Ext 47 LSD 13 6-42-22-W2 Ext 49 SW-LSD 13 6-42-22-W2 Ext 50 LSD 14 6-42-22-W2 Ext 48						149.4			149	91			58	\$209,000	Oxbow/Whitewood	Loam	60.9	G	17
400	NE	6	42	22	2	0	158.3		158	153			5	\$425,100	Oxbow	Loam	73.9	G	17	
400	LSD 9 1-42-23-W2 Ext 39 SW-LSD 9 1-42-23-W2 Ext 42 LSD 10 1-42-23-W2 Ext 35 LSD 10 1-42-23-W2 Ext 56 LSD 15 1-42-23-W2 Ext 37 LSD 16 1-42-23-W2 Ext 38 LSD 16 1-42-23-W2 Ext 57 LSD 16 1-42-23-W2 Ext 58						124.1			124	92	0	0	32	\$236,800	Cutknife	Loam	68.4	G	17
400	SE	12	42	23	2	48 & 49	137.2		135	109			26	\$237,100	Whitewood	Loam	57.8	F	17	
Totals							568.9	475	566	445	0	0	121	\$1,108,000	Weighted Average Final Rating 66.1					

Average per 160 acres \$313,216

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>





