



\$1,999,000

Osage 583 acres Grain Farmland



Lane Stockbrugger
lane.stockbrugger@hammondrealty.ca
(306) 533-5467
HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 096 Fillmore
Closest Town:	Osage	Location:	Saskatchewan
MLS Number:	SK044586	Title Acres (ISC):	583
Cultivated Acres:	442	Soil Final Rating:	50.8
Price:	\$1,999,000	\$/Titled Acres:	\$3,428.82
Avg AV/Qtr:	\$231,562	Farmland:	\$1,999,000
P/AV Multiple:	2.37		
Enterprise:	Grain		

Description

Located in the RM of Fillmore No. 96, this four-quarter farmland package presents an excellent opportunity to expand an existing operation or add a productive block of Saskatchewan grain land to your investment portfolio. The land is comprised of approximately 584 titled acres (550 SAMA cultivated acres) with a balanced mix of Bradwell and Hanley soil associations, soil final ratings ranging from 46.4 to 57.3, and all quarters situated within SCIC Risk Zone 5. The land is offered as one contiguous block, providing efficient field access and farming convenience in a well-established, productive and progressive agricultural area.

Whether you're a local producer looking to increase your land base or an investor seeking quality farmland with strong long-term potential, this package offers the scale, accessibility, and productivity that make Saskatchewan farmland such a sought-after asset.

The farmland is currently leased for the 2027 crop year. Subject to the terms of the purchase agreement, the purchaser may be eligible to receive the 2027 cash lease payment, providing immediate income while taking ownership of the property. The land will be available for farming beginning with the 2028 crop year.

Buyers also have the opportunity to purchase the adjoining, subdivided Saskatoon berry orchard, complete with 2 residences and yard site. The berry farm and acreage are available for Fall possession and the 2027 growing season with revenue generating assets in the second home and berry operation. The orchard is well established and widely recognized throughout the region as an exceptional opportunity to acquire a proven operation with the potential to generate revenue from day one.

Farmland & Price Summary

4 parcels



HammondRealty.ca
113 3rd Avenue West
P.O. Box 1054
Biggar, SK S0K 0M0
(306) 533-5467 Lane Stockbrugger

583 title acres (ISC)

SAMA Information

584 total acres

442 cultivated acres

142 wetland/bush acres

\$845,200 total 2026 assessed value (AV)

\$231,562 average assessment per 160 acres

50.8 soil final rating (weighted average)

\$1,999,000 Farmland Price

\$3,427 per title acre (ISC)

\$4,523 per cultivated acre (SAMA)

2.37 times the 2026 assessed value (P/AV multiple)

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
96	NE	16	11	12	2	2	127.8	128	119	0	0	9	\$222,600	Bradwell	Light Loam	49.7	O	5	\$965.58
96	SW	16	11	12	2	0	160.7	161	85	0	0	76	\$159,200	Hanley	Loam	49.6	L	5	\$719.05
96	SE	16	11	12	2	2	134.1	134	116	0	0	18	\$250,200	Hanley	Silty Clay Loam	57.3	M	5	\$1,072.90
96	NW	16	11	12	2	0	160.7	161	122	0	0	39	\$213,200	Bradwell	Fine Sandy Loam	46.4	L	5	\$929.03
Totals							583.3	584	442	0	0	142	\$845,200	Weighted Average Final Rating 50.8					\$3,686.56

Average per 160 acres \$231,562

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>







