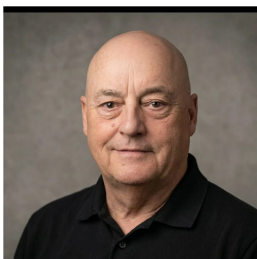




\$1,000,000

Pangman 156 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 069 Norton
Closest Town:	Pangman	Location:	Saskatchewan
MLS Number:	SK044907	Title Acres (ISC):	156.1
Cultivated Acres:	155	Soil Final Rating:	40.6
Price:	\$1,000,000	\$/Titled Acres:	\$6,406.15
Avg AV/Qtr:	\$243,282	Farmland:	\$1,000,000
P/AV Multiple:	4.22		
Enterprise:	Grain		

Description

Prime Development Land near Pangman, SK

Located just southeast of Pangman, adjacent to Highway 6, this property offers a rare combination of location, water quality, and development potential. The water well is owned by the RM.

With approximately 156 cultivated acres (as per owner), this parcel is ideally suited for a business venture, country residential acreage, or agricultural development. Its highway frontage ensures easy access, visibility, and versatility for a range of potential projects.

Whether you're investing in your next enterprise or planning your dream home in the country, this land is a standout opportunity in southern Saskatchewan.

The 14 quarters (SK996977) the seller owns to west (SE 20, NW 21, NE 21, NE 22, SW 28, SE 29, NE 29, NE 31, NE 32, NW 32, NE 33, NW 33 all 7-20 W2, and SW 3 & SE 4 all 8-20 W2) must sell first.

Farmland & Price Summary

1 parcel /156 title acres (ISC) / 156 reported seeded acres

SAMA Information

156 total acres

155 cultivated acres

1 wetland/bush acres

\$237,200total 2025 assessed value (AV)

\$243,282average assessment per 160 acres



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40.6 soil final rating (weighted average)

\$1,000,000 Farmland Price

\$6,406 per title acre (ISC)

\$6,452 per cultivated acre (SAMA)

\$6,410 per cultivated acre (Owner)

4.22 times the 2025 assessed value (P/AV multiple)



Detailed Description of Farmland Property

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
	69	SE	2	8	20	2	0	156.1	156	156	155	0	0	1	\$237,200	Ardill	Loam	40.6	K	6
	Totals							156.1	156	156	155	0	0	1	\$237,200	Weighted Average Final Rating 40.6				

Average per 160 acres \$243,282

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>



