# $379,900

## Pangman 159 acres Grain Farmland





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## Property Details

| | | | |
|---|---|---|---|
| **Service Type:** | Listing | **Rural Municipality:** | RM 069 Norton |
| **Closest Town:** | Pangman | **Location:** | Saskatchewan |
| **MLS Number:** | SK052068 | **Title Acres (ISC):** | 159.8 |
| **Cultivated Acres:** | 145 | **Soil Final Rating:** | 44.9 |
| **Price:** | $379,900 | **$/Titled Acres:** | $2,377.35 |
| **Avg AV/Qtr:** | $245,000 | **Farmland:** | $379,900 |
| **P/AV Multiple:** | 1.55 | | |
| **Enterprise:** | Grain | | |

## Description

### Quarter Section of Farmland North of Pangman, SK

Located north of Pangman, SK, in the RM of Norton No. 69, this quarter section offers 159.84 titled acres, including 145 SAMA cultivated acres. The land features Amulet clay loam soil with a weighted soil final rating of 44.90 and an SCIC soil classification of K.

The property is available for the new owner to farm in 2027, making it an excellent opportunity for local producers looking to expand their existing land base or investors seeking farmland ownership. A potential tenant is also available for buyers interested in generating rental income from the property.

Please call for more information!

Farmland & Price Summary

1 Parcel

160 Title Acres (ISC)

SAMA Information

160 Total Acres

145 Cultivated Acres

15 Wetland/Bush Acres

$245,000 Total Assessed Value

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$245,000 Average Assessment per 160 Acres

44.9 Soil Final Rating (Weighted Average)

$379,900 Farmland Price

$2,377 per Total acre (ISC)

$2,620 per cultivated acre (SAMA)

1.55 times the 2026 Assessed Value

# 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 | Soil Association | Soil Texture | Soil Final Rating | Class | Risk Zone | Property Taxes |
| 69 | SW | 33 | 8 | 20 | W2 | 0 | 159.84 | 160 | 145 | | | 15 | 245,000 | Amulet | Clay Loam | 44.90 | K | 6 | $861.65 |
| | | | | | | **Totals** | **159.84** | **160** | **145** | **0** | **0** | **15** | **245,000** | | **Weighted Average Final Rating** | **44.90** | | | **$861.65** |

**Average per 160 acres** **245,000**

**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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