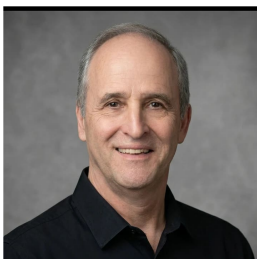




HAMMONDTM
REALTY

\$3,800,000

Peters Farm



Wade Berlinic

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Lorne Pratchler

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Property Details

Service Type:	Listing	Rural Municipality:	RM 304 Buchanan
Closest Town:	Preeceville	Location:	Saskatchewan
Title Acres (ISC):	958.9	Cultivated Acres:	782
Soil Final Rating:	61.6	Price:	\$3,800,000
\$/Titled Acres:	\$3,962.87	Avg AV/Qtr:	\$306,221
Farmland:	\$3,400,000	Improvements:	\$400,000
P/AV Multiple:	1.85		
Enterprise:	Grain		

Description

An excellent opportunity to acquire a substantial six-quarter farming package in east-central Saskatchewan. Located in the RM of Buchanan No. 304 near Preeceville, the property offers 958 titled acres with approximately 820 acres under cultivation, providing a sizeable agricultural holding with a practical balance of cultivated and additional acreage.

The land has been maintained under a single organic rotation, providing an established history that will be of particular interest to organic producers while also offering flexibility for a conventional farming operation. The scale of the property creates room to expand an existing farm or establish a larger acreage base in an established agricultural area.

A developed yard site complements the property with a workshop and living quarters under one roof, along with a good supply of well water. With its substantial acreage, established organic history, and functional improvements, this property offers flexibility for a range of farming operations and represents an opportunity worth taking a closer look at in the Preeceville area.

Included Assets: located on the SE 36-33-6-W2:

•Shop/Residence:

Shop: 40' x 72' x 20' high, metal interior and exterior, concrete floor, in-floor heat, 1 bi-fold equipment door 20' H x 24' W, 1 overhead equipment door 14' x 14', 2 entry doors.

Residence: 20' x 72' as a lean-to on shop, concrete floor, in-floor heat, wood burner, kitchen/dining room, living room, full bathroom, master bedroom, entrance through shop.

Portable housing unit 12' x 44' attached to Residence via enclosed walkway, utilized as bedroom area.

Propane for in-floor heat, 1000 gallon tank is leased from the Coop.



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•**Grain Bins:**

6 x 5500 Bushel Westeel Rosco, Hoppers, Skids, Aeration, 3 Fans.

4 x 2000 Bushel Westeel Rosco, Flat Wood.

1 x 1650 Bushel Behlen, Flat Wood.

•33,000+/- Liter Diesel Fuel Tank with 35 gpm high capacity pump.

•200 Amp Power Service.

•20' Shallow Well with 36" Plastic Cribbing.

Detailed Description of Farmland Property

Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
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	Property Taxes
304	NW	31	33	5	2	0	160.1	140	160	135	0	0	25	\$318,900	Whitewood/Yorkton	Clay Loam	62.8	F	14	\$1,452.34
304	NE	31	33	5	2	0	160.1	140	160	135	0	0	25	\$337,100	Yorkton	Clay Loam	66.4	F	14	\$1,528.11
304	SE	22	33	6	2	0	159.5	145	159	145	0	0	14	\$330,700	Whitewood	Clay Loam	60.6	G	14	\$1,507.25
304	SW	22	33	6	2	0	160.5	125	160	120	0	40		\$284,400	Whitewood	Clay Loam	58.1	G	14	\$1,315.30
304	NW	23	33	6	2	0	158.9	150	159	125	0	0	34	\$288,000	Whitewood	Clay Loam	61.2	G	14	\$1,322.67
304	SE	36	33	6	2	0	159.8	120	160	122	0	0	38	\$274,400	Yorkton	Clay Loam	59.7	H	14	\$1,335.51
Totals							958.9	820	958	782	0	40	136	\$1,833,500	Weighted Average Final Rating 61.6					\$8,461.18

Average per 160 acres \$306,221

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

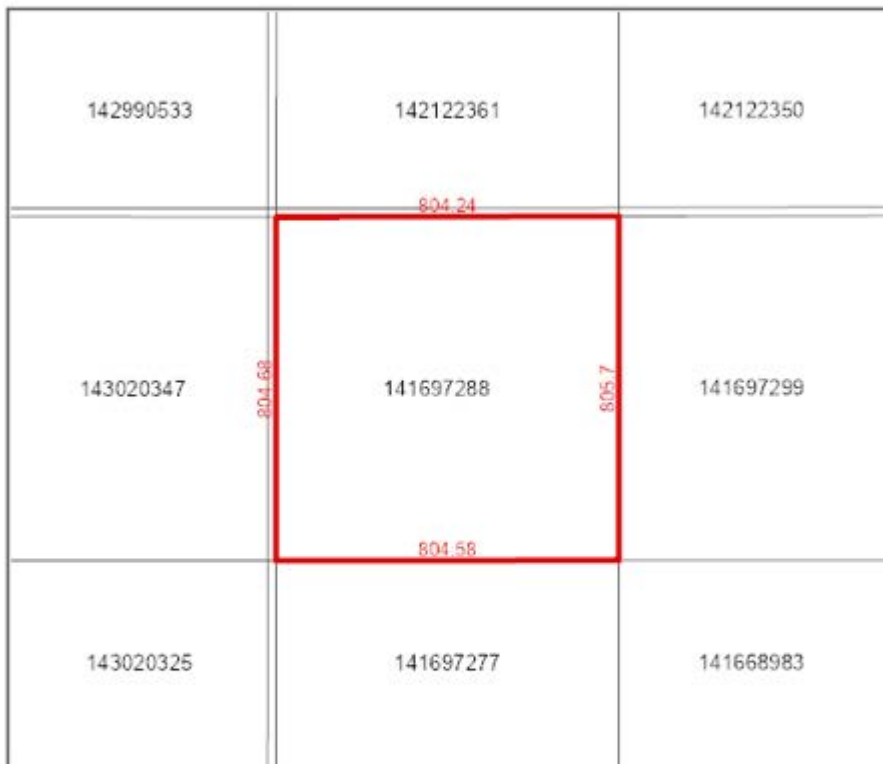
<http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

Parcel Crop Insurance Rating

<https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator>

**Surface Parcel Number: 141697288**

REQUEST DATE: Fri Aug 14 08:58:59 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 153559514**Parcel Class :** Parcel (Generic)**Land Description :** NW 31-33-05-2 Ext 0**Source Quarter Section :** NW-31-33-05-2**Commodity/Unit :** Not Applicable**Area :** 64.77 hectares (160.05 acres)**Converted Title Number :** 84Y05473**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 2

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000831200

PID: 602987



Civic Address:

Legal Location: Qtr NW Sec 31 Tp 33 Rg 05 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 19-Mar-2002

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
15.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,526.70
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	67.20
		Soil texture 2		Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				
		Top soil depth	6+				
70.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,117.85
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	56.33
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Natural hazard	NH: Natural Hazard Rate: 0.94		
				Man made hazard O: Other Rate: 0.96			
		Top soil depth	4-6				
50.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,649.95
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	70.48
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	YK - [YORKTON]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

Acres	Waste Type
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Property Report

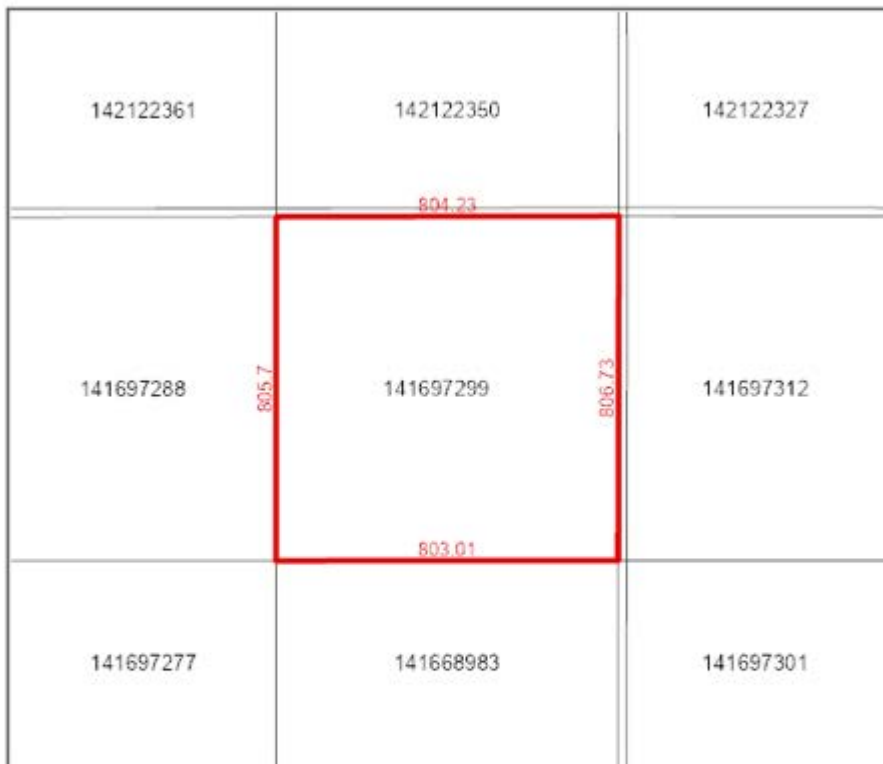
Municipality Name: RM OF BUCHANAN (RM)	Assessment ID Number : 304-000831200	PID: 602987
25 WASTE SLOUGH		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$318,900		1	Other Agricultural	55%	\$175,395				Taxable
Total of Assessed Values:	\$318,900				Total of Taxable/Exempt Values:	\$175,395				

**Surface Parcel Number: 141697299**

REQUEST DATE: Fri Aug 14 09:00:07 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 154797665**Parcel Class :** Parcel (Generic)**Land Description :** NE 31-33-05-2 Exd 0**Source Quarter Section :** NE-31-33-05-2**Commodity/Unit :** Not Applicable**Area :** 64.789 hectares (160.1 acres)**Converted Title Number :** 94Y05415**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 2

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000831100

PID: 602953



Civic Address:

Legal Location: Qtr NE Sec 31 Tp 33 Rg 05 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 22-Jul-1991

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
35.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,765.17
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final	73.54
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	YK - [YORKTON]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	CAL12 - [CHERN-CAL (CA 12+)]				
		Top soil depth	6+				
100.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,400.37
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	63.84
		Soil texture 2		Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]	Phy. Factor 2	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

Acres	Waste Type
25	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

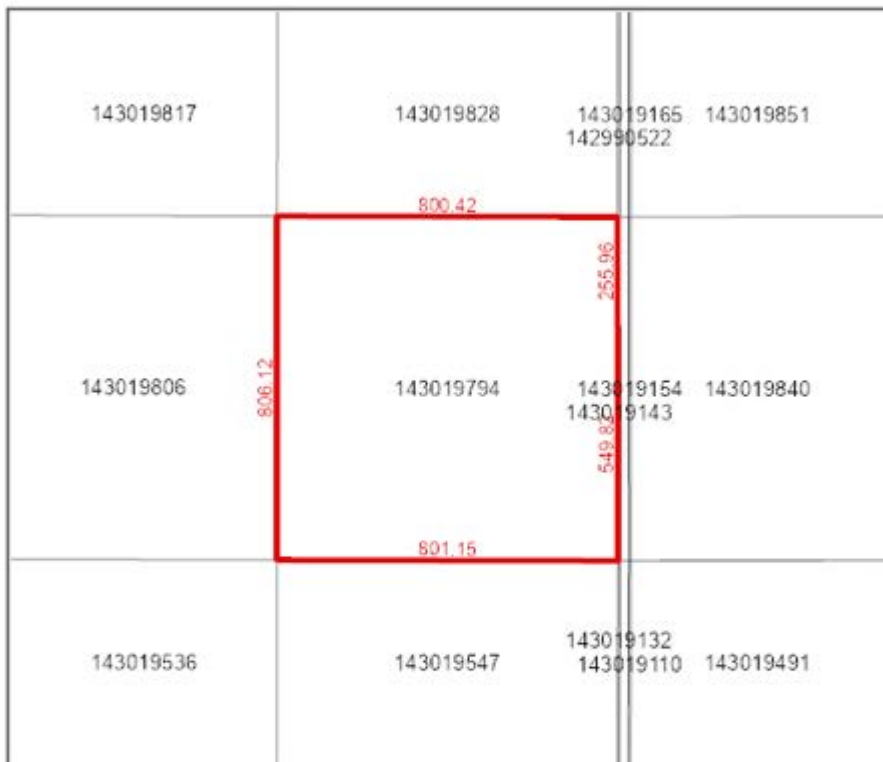
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
	\$337,100		1		55%					

Property Report

Municipality Name: RM OF BUCHANAN (RM)		Assessment ID Number : 304-000831100		PID: 602953
Agricultural		Other Agricultural	\$185,405	Taxable
Total of Assessed Values:	\$337,100	Total of Taxable/Exempt Values:	\$185,405	

**Surface Parcel Number: 143019794**

REQUEST DATE: Fri Aug 14 09:01:01 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 151778278**Parcel Class :** Parcel (Generic)**Land Description :** SE 22-33-06-2 Ext 0**Source Quarter Section :** SE-22-33-06-2**Commodity/Unit :** Not Applicable**Area :** 64.538 hectares (159.48 acres)**Converted Title Number :** 01Y00513**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 1

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000922300

PID: 604447



Civic Address:

Legal Location: Qtr SE Sec 22 Tp 33 Rg 06 W 2 Sup

Supplementary:

Title Acres: 158.99

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 20-Mar-2002

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
145.00	K-V - [K-VACANT YARD SITE]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,279.56
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	60.63
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

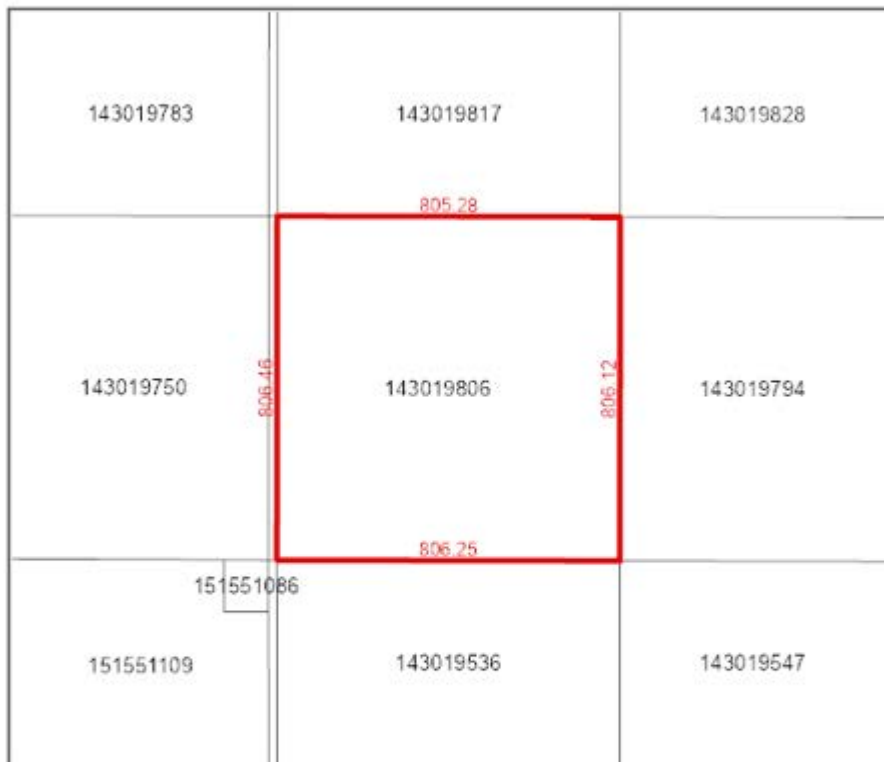
Acres	Waste Type
14	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$330,700		1	Other Agricultural	55%	\$181,885				Taxable
Total of Assessed Values:	\$330,700				Total of Taxable/Exempt Values:	\$181,885				

**Surface Parcel Number: 143019806**

REQUEST DATE: Fri Aug 14 09:01:49 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 151778289**Parcel Class :** Parcel (Generic)**Land Description :** SW 22-33-06-2 Ext 0**Source Quarter Section :** SW-22-33-06-2**Commodity/Unit :** Not Applicable**Area :** 64.968 hectares (160.54 acres)**Converted Title Number :** 98Y11580**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 2

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000922400

PID: 604462



Civic Address:

Legal Location: Qtr SW Sec 22 Tp 33 Rg 06 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Jun-1991

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
120.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	2,184.58
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	58.10
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.92		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	6+				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
15.00	ASP - [ASPEN PASTURE]	Soil association 1	WH - [WHITEWOOD]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.92		
25.00	NG - [NATIVE GRASS]	Soil association 1	WH - [WHITEWOOD]	Range site	L: LOAMY	\$/ACRE	557.08
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	Y: Yes		
				Pasture Tree Cover	SH - [SHRUB]		
				Aum/Acre	0.20		
				Aum/Quarter	31.92		

Property Report

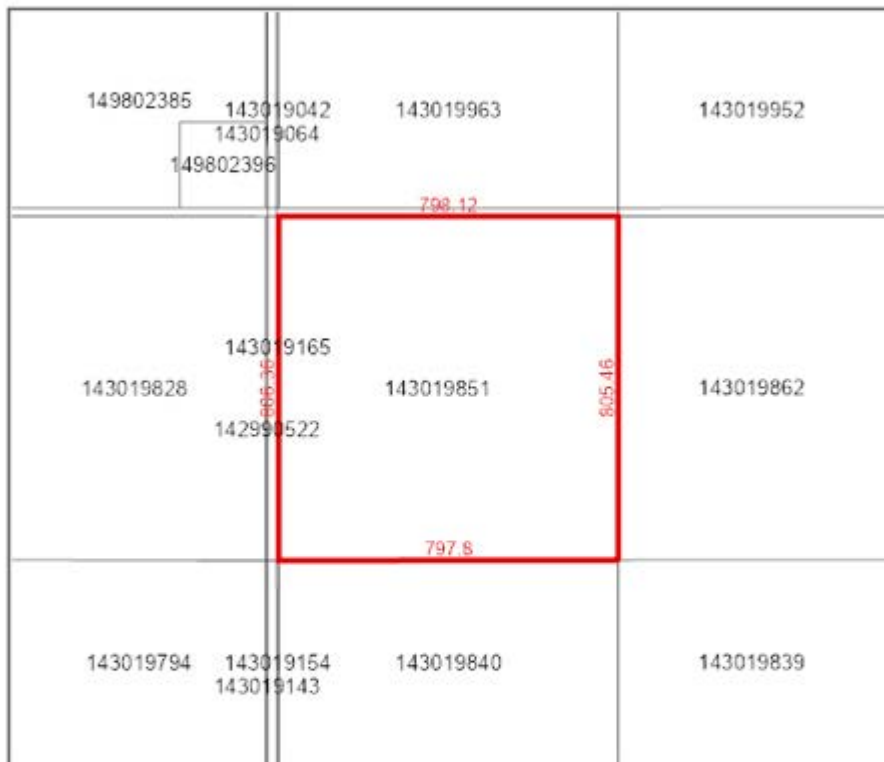
Municipality Name: RM OF BUCHANAN (RM)	Assessment ID Number : 304-000922400	PID: 604462
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Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$284,400		1	Other Agricultural	55%	\$156,420				Taxable
Total of Assessed Values:	\$284,400				Total of Taxable/Exempt Values:	\$156,420				

**Surface Parcel Number: 143019851**

REQUEST DATE: Fri Aug 14 09:02:43 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 151778267**Parcel Class :** Parcel (Generic)**Land Description :** NW 23-33-06-2 Ext 0**Source Quarter Section :** NW-23-33-06-2**Commodity/Unit :** Not Applicable**Area :** 64.308 hectares (158.91 acres)**Converted Title Number :** 94Y07231**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 1

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000923200

PID: 604504



Civic Address:

Legal Location: Qtr NW Sec 23 Tp 33 Rg 06 W 2 Sup

Supplementary:

Title Acres: 158.94

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 17-Jun-1991

Change Reason:

Year / Frozen ID: 2026/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
125.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,301.10
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	61.20
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	WH - [WHITEWOOD]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	6+				

AGRICULTURAL WASTE LAND

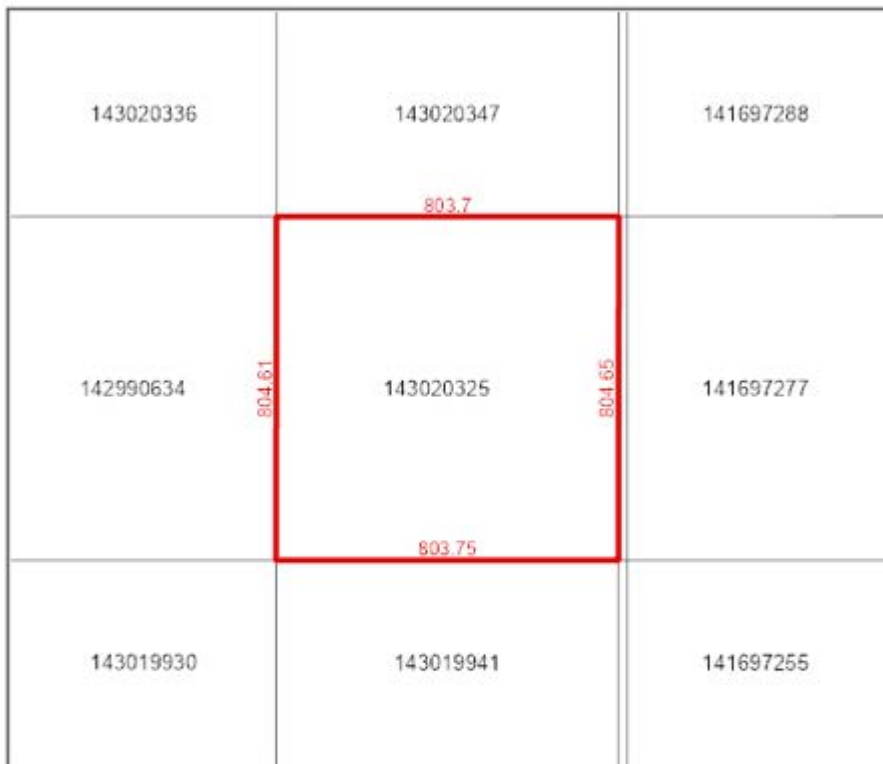
Acres	Waste Type
34	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$288,000		1	Other Agricultural	55%	\$158,400				Taxable
Total of Assessed Values:	\$288,000				Total of Taxable/Exempt Values:	\$158,400				

**Surface Parcel Number: 143020325**

REQUEST DATE: Fri Aug 14 09:04:07 GMT-06:00 2026

**Owner Name(s):** Peters, Elizabeth, Peters, Marcus Johan**Municipality :** RM OF BUCHANAN NO. 304**Title Number(s):** 152261063**Parcel Class :** Parcel (Generic)**Land Description :** SE 36-33-06-2 Ext 0**Source Quarter Section :** SE-36-33-06-2**Commodity/Unit :** Not Applicable**Area :** 64.67 hectares (159.8 acres)**Converted Title Number :** 69Y05410**Ownership Share :** 1:1

Property Report

Print Date: 19-Aug-2026

Page 1 of 3

Municipality Name: RM OF BUCHANAN (RM)

Assessment ID Number : 304-000936300

PID: 605063



Civic Address:

Legal Location: Qtr SE Sec 36 Tp 33 Rg 06 W 2 Sup

Supplementary:

Title Acres: 160.00

School Division: 204

Neighbourhood: 304-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 28-Jan-2021

Change Reason: Maintenance

Year / Frozen ID: 2026/-32560

Predom Code: MS471 Light Com Util Bdg

Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
47.00	K - [CULTIVATED]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	1,797.79
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S4 - Strong	Final	47.81
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
75.00	K - [CULTIVATED]	Soil association 1	YK - [YORKTON]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,526.70
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final	67.20
		Soil texture 2		Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	CAL12 - [CHERN-CAL (CA 12+)]				
				Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil association 2	WH - [WHITEWOOD]				
		Soil texture 3	CL - [CLAY LOAM]				
		Soil texture 4					
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				
		Top soil depth	6+				
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	WH - [WHITEWOOD]	Topography	T2 - Gentle Slopes	\$/ACRE	1,797.79
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S4 - Strong	Final	47.81
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PD1 - [95 : Poor Int. Drain - Slight]		
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]	Phy. Factor 2	5% reduction due to G1 - [95 : Gravel Pockets - Slight]		

Soil association 2	WH - [WHITEWOOD]
Soil texture 3	CL - [CLAY LOAM]
Soil texture 4	L - [LOAM]
Soil profile 2	DG10 - [DG CHERNOZEM 9-12]
Top soil depth	4-6

AGRICULTURAL WASTE LAND

Acres	Waste Type
35	WASTE SLOUGH

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame) Dimensions: 38.0 x 72.0	B	5080481	0	2020	1.0	2736	4320			3		54	R	1	Taxable
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame) Dimensions: 22.0 x 72.0	B	5080481	1	2020	1.0	1584	4320			3		54	R	1	Taxable
Segregated Cost Segregated Cost	D (Wood Frame) Dimensions:	B	5080482	0	2020	1.0	1584	0			3		54	R	1	Taxable
598 - Relocatable Classroom Occupancy - Base Rate	D (Wood Frame) Dimensions: 12.0 x 44.0	B	5080483	0	1995	1.0	598	598			80		54	R	1	Taxable

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 471 - Light Commercial Utility Building Act. Year Built: 2020	Type: Occupancy - Base Rate	Building ID & Seq: 5080481/0	Section Area/Vol: 2736	Perimeter: 264
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Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: B - Average	Missing Floor Area:	Heating Type 1 : 100% - Hot Water Radiant
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Dock Height Area:	Storey Height : 20
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Physical Condition : 1.0
CAF Adjustment: 100		

Sub Model: 471 - Light Commercial Utility Building Act. Year Built: 2020	Type: Occupancy - Base Rate	Building ID & Seq: 5080481/1	Section Area/Vol: 1584	Perimeter: 264
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Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: B - Average	Missing Floor Area:	Heating Type 1 : 100% - Hot Water Radiant
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers

Property Report

Print Date: 19-Aug-2026

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Municipality Name: RM OF BUCHANAN (RM)	Assessment ID Number : 304-000936300	PID: 605063
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Sprinklers 2:	Dock Height Area:	Storey Height : 10
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Physical Condition : 1.0
CAF Adjustment: 100		

Sub Model: Segregated Cost	Type: Segregated Cost	Building ID & Seq: 5080482/0	Section Area/Vol:	Perimeter:
Act. Year Built:				

Location: 5080435.1	Structure Description: LIVING AREA	Occupancy Type : Segregated Cost
Original Cost:	Year of Purchase / Construction:	MVS Section : Section 12
MVS Page: Page 17	Construction Class: D (Wood Frame)	Construction Quality : B - Average
Unit of Measure: \$ / Square Foot	Area / Unit Rate: 1584	Area / Unit : 54
Number of Identical Units: 1	Architects Fees: \$200,001 to \$500,000	Comparitive Cost Factor : 1
CAF Adjustment: 100		

Sub Model: 598 - Relocatable Classroom	Type: Occupancy - Base Rate	Building ID & Seq: 5080483/0	Section Area/Vol: 598	Perimeter: 112
Act. Year Built: 1995				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: B - Average	Heating Type 1: 100% - Forced Hot Air	Heating Type 2 :
Ventilation 1: 100% - No Ventilation	Ventilation 2:	Air Conditioning Type 1 : 100% - No Air Conditioning
Air Conditioning Type 2:	Elevators: No Elevators	Storey Height : 7
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	No. of Identical Units :
Physical Condition: 1.0	CAF Adjustment: 100	

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$5,400		1	Residential	80%	\$4,320				Taxable
Agricultural	\$274,400		1	Other Agricultural	55%	\$150,920				Taxable
Improvement	\$235,700		1	Residential	80%	\$0	Z	\$188,560	Z	Taxable
Total of Assessed Values:	\$515,500					Total of Taxable/Exempt Values:		\$155,240		\$188,560



