$1,500,000

Primate 457 Acres Grain Farmland





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Property Details

Service Type:	Listing	**Rural Municipality:**	RM 382 Eye Hill
Closest Town:	Primate	**Location:**	Saskatchewan
MLS Number:	SK047287	**Title Acres (ISC):**	457.2
Cultivated Acres:	335	**Soil Final Rating:**	39.9
Price:	$1,500,000	**$/Titled Acres:**	$3,280.84
Avg AV/Qtr:	$175,547	**Farmland:**	$1,500,000
P/AV Multiple:	2.98		
Enterprise:	Grain		

Description

Primate 459 Acres Grain Farmland – RM of Eye Hill No. 382

The grain farmland is comprised of a combination of soil textures of loam, light loam and clay. SAMA indicates that there are 335 cultivated acres, and 124 acres of wetland/bush.

Located just south of the intersection of Highways 31 and 317 near Primate, this 459-acre grain quarter sections offers an excellent opportunity to expand your farming operation or add to your investment portfolio.

The land has been managed under TCO Cert certified organic practices, making it an attractive option for producers seeking land with an established organic management history. Whether you are an existing organic producer looking to expand or a conventional operator interested in transitioning acreage, this quarter presents excellent potential.

With productive grain land, a strong agricultural location, and easy access to nearby communities, this property offers versatility for a variety of farming operations.

Directions: From the intersection of Highway 31 and Highway 317, travel approximately ½ km south on Highway 317. The land is located on the west side of the road

Farmland & Price Summary

3 parcels

457 title acres (ISC)

SAMA Information

459 total acres

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335 cultivated acres

124 wetland/bush acres

$503,600 total 2025 assessed value (AV)

$175,547 average assessment per 160 acres

39.9 soil final rating (weighted average)

$1,500,000 Farmland Price

$3,280 per title acre (ISC)

$4,478 per cultivated acre (SAMA)

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

Detailed Description of Farmland Property

Legal Land Description							ISC	SAMA Information								SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title 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
382	SW	9	38	27	3	0	154.7	154	134	0	0	20	$205,200	Asquith	Sandy Loam	40.7	K	20
382	SE	9	38	27	3	1,2	143.5	146	95	0	0	51	$147,700	Asquith	Fine Sandy Loam	41.2	H	20
382	SE	8	38	27	3	0	159.0	159	106	0	0	53	$150,700	Elstow	Loam	37.7	J	20
						Totals	457.2	459	335	0	0	124	$503,600		Weighted Average Final Rating	39.9		

Average per 160 acres **$175,547**

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.

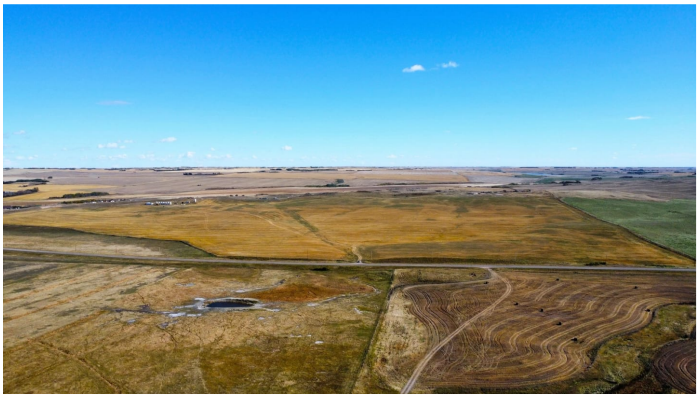
Sask Grains Risk Zones http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/

Parcel Crop Insurance Rating https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator

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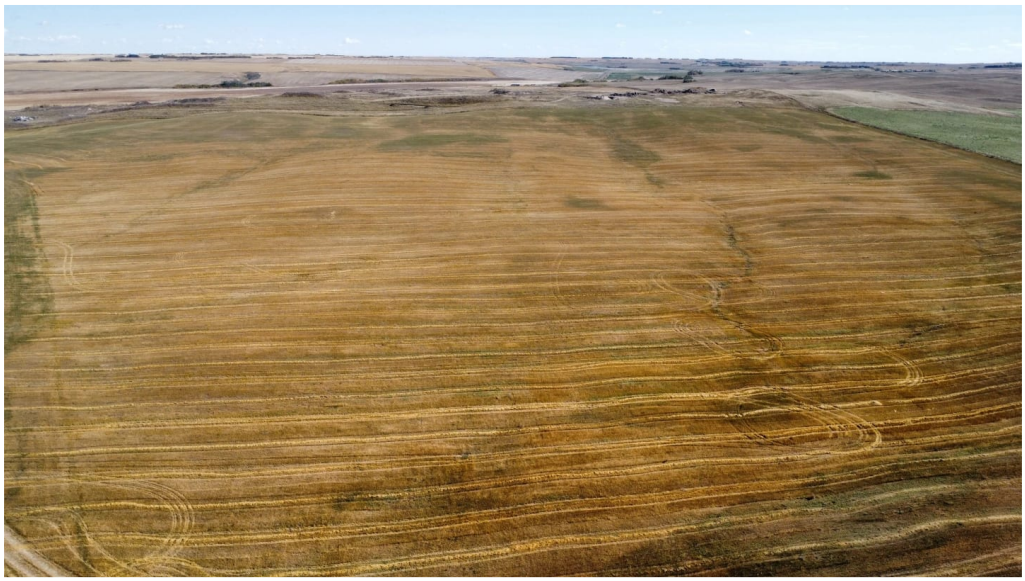







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