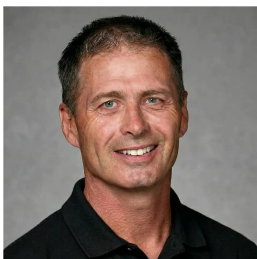




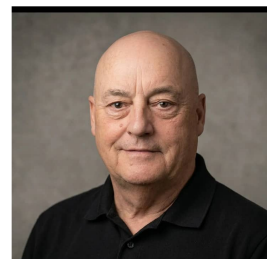
\$1,095,000

RM 486 317 acres Mixed Farmland & Home



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Property Details

Service Type:	Listing	Rural Municipality:	RM 486 Moose Range
Closest Town:	Carrot River	Location:	Saskatchewan
Title Acres (ISC):	317.5	Cultivated Acres:	55
Soil Final Rating:	46.5	Price:	\$1,095,000
\$/Titled Acres:	\$3,448.82	Avg AV/Qtr:	\$148,290
Farmland:	\$500,000	Improvements:	\$595,000
P/AV Multiple:	1.7		
Enterprise:	Grain, Beef/Ranch, Hay (arable)		

Description

Located 17 miles east of Carrot River, this half section is a perfect place to call home. The yardsite has a 3,264 square foot, five bedroom home built in 2016, large attached garage, barn, corrals and fencing. House is very well designed, with large kitchen, tasteful finishing, wrap-around deck and beautiful yardsite and firepit area. Barn is 46'x90'x12' post frame built 2013, with sliding doors on south side and suntuf roof panels allowing ample light and heat. Well water to barn and heated bowl, 3 miles of page wire with barbed wire on top, suitable for cattle, horses, pigs, sheep, chickens and ducks.

Farmland is partially treed, with 120 acres open pasture and 55 acres cultivated, G and J class soils. The area is well known for big game hunting, within WMZ 49 where there is a regular elk season and just two miles from WMZ 59 with a regular moose season.

Farmland & Price Summary

3 parcels
317 title acres (ISC)

SAMA Information

317 total acres
55 cultivated acres
260 native pasture acres
2 wetland/bush acres
\$293,800 total 2025 assessed value (AV)
\$148,290 average assessment per 160 acres
46.5 soil final rating (weighted average)



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Farmland Price

\$500,000 Farmland Price

\$3,449 per title acre (ISC)

\$9,091 per cultivated acre (SAMA)

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

Buildings and Improvements

\$595,000 Buildings and Improvements

Total Price

\$1,095,000 Total Price



Detailed Description of Farmland Property

ISC Information		Legal Land Description							ISC	Owner	SAMA Information									SCIC		RM
Surface Parcel No.	Owner(s) on Title	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
135470044	Koehn, Lamont, Koehn, Mandy	486	SW	31	49	8	2	0	159.1		159	55		104		\$164,000	Arborfield	Heavy Clay	46.5	G	17	\$1,106.00
147673862	Koehn, Lamont, Koehn, Mandy	486	NW	31	49	8	2	5	4.9		5			3	2	\$1,700	Arborfield	Heavy Clay		J	17	\$16.00
149248097	Koehn, Lamont, Koehn, Mandy	486	NW	31	49	8	2	9	153.5		153			153		\$128,100	Arborfield	Heavy Clay		J	17	\$931.00
		Totals							317.5	0	317	55	0	260	2	\$293,800	Weighted Average Final Rating		46.5			\$2,053.00

Average per 160 acres \$148,290





