



\$439,000

RM Monet Farmland - 288 Acres (Sonmor)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 257 Monet
Closest Town:	Wiseton	Location:	Saskatchewan
MLS Number:	SK050814	Title Acres (ISC):	288
Cultivated Acres:	252	Soil Final Rating:	39.7
Price:	\$439,000	\$/Titled Acres:	\$1,524.31
Avg AV/Qtr:	\$209,138	Farmland:	\$439,000
P/AV Multiple:	1.17		
Enterprise:	Grain		

Description

RM of Monet Farmland - 288 Acres (Sonmor)

Excellent opportunity to acquire **288 acres** of grain land in the RM of Monet No. 257, south of Forgan and southwest of Wiseton. The property consists of two quarters with 252 cultivated acres (SAMA), and the balance in sloughs and draws. Topography is flat to gently rolling with no stones. A yard site between the two quarters is not included in the sale.

NW 27-26-13-W3

- 141.88 title acres
- 132 cultivated acres
- 10 other acres (draw)
- Asquith Association fine sandy loam to sandy loam; Trossachs Association clay loam
- SCIC soil class L, Soil Final Rating 39.1
- \$194,100 assessed value

SW 27-26-13-W3

- 145.93 title acres
- 120 cultivated acres
- 26 other acres (slough and draw)
- Asquith Association fine sandy loam to sandy loam; Trossachs Association clay loam
- SCIC soil class L, Soil Final Rating 40.3
- \$182,100 assessed value

The land is rented for the 2026 season, with the agreement expiring **December 31, 2026**. so it is available for the **2027 crop year**.

Farmland & Price Summary

SAMA Information

- 288 total acres
- 252 cultivated acres
- 36 other acres
- \$376,200 total 2026 assessed value
- \$209,138 average assessment per 160 acres
- 39.7 weighted average Soil Final Rating

Pricing

- \$439,000 Asking Price
- \$1,525 per title acre (ISC)
- \$1,742 per cultivated acre (SAMA)
- 1.17 times the 2026 assessed value

Directions: From the junction of Highways 4 and 44 north of Elrose, travel 17 km east on Highway 44 to Forgan, then 3.2 km south and 3.1 km east.

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 (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
257	SW	27	26	13	3	1	145.93	146	120	0	0	26	\$182,100	Asquith	Fine Sandy Loam	40.3	L	16	\$390.00
257	NW	27	26	13	3	1	141.88	142	132	0	0	10	\$194,100	Asquith	Fine Sandy Loam	39.1	L	16	\$422.00
Totals							287.81	288	252	0	0	36	\$376,200	Weighted Average Final Rating		39.7			\$812.00

Average per 160 acres \$209,000

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>

Property Report

Print Date: 29-Sep-2026

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Municipality Name: RM OF MONET (RM)

Assessment ID Number : 257-000927400

PID: 200744621



Civic Address:

Legal Location: Qtr SW Sec 27 Tp 26 Rg 13 W 3 Sup

Supplementary: EXCEPT: 30.35AC PAR A ON THE NW & SW -27-26-13-W3
IN LSD 5, 6, 11, & 12
ISC# 203884241

Title Acres: 145.93

School Division: 207

Neighbourhood: 257-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 30-Mar-2022

Change Reason: Maintenance

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	
67.00	K-KG - [K AND KG]	Soil association 1	AQ - [ASQUITH]	Topography	T2 - Gentle Slopes	\$/ACRE	1,370.61
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	36.45
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 2	AQ - [ASQUITH]	Natural hazard	NH: Natural Hazard Rate: 0.96		
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
53.00	K-KG - [K AND KG]	Soil association 1	TR - [TROSSACHS]	Topography	T2 - Gentle Slopes	\$/ACRE	1,697.46
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	45.15
		Soil profile 1	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	3-5	Natural hazard	NH: Natural Hazard Rate: 0.96		

AGRICULTURAL WASTE LAND

Acres	Waste Type
26	WS & DRAW

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	\$182,100		1	Other Agricultural	55%	\$100,155				Taxable
Total of Assessed Values:	\$182,100				Total of Taxable/Exempt Values:	\$100,155				

Property Report

Print Date: 29-Sep-2026

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Municipality Name: RM OF MONET (RM)

Assessment ID Number : 257-000927200

PID: 200744555



Civic Address:

Legal Location: Qtr NW Sec 27 Tp 26 Rg 13 W 3 Sup

Supplementary: EXCEPT: 30.35AC PAR A IN LSD 11 & 12 & 5 & 6
ON THE NW & SW OF 27-26-13-W3
ISC# 203884252

Title Acres: 141.88

School Division: 207

Neighbourhood: 257-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 30-Mar-2022

Change Reason: Maintenance

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	
49.00	K - [CULTIVATED]	Soil association 1	AQ - [ASQUITH]	Topography	T2 - Gentle Slopes	\$/ACRE	1,469.67
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	39.09
		Soil texture 2	SL - [SANDY LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	AQ - [ASQUITH]				
		Soil texture 3	FL - [FINE SANDY LOAM]				
		Soil texture 4	SL - [SANDY LOAM]				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
46.00	K - [CULTIVATED]	Soil association 1	TR - [TROSSACHS]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,184.87
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	31.51
		Soil texture 2		Phy. Factor 1	35% reduction due to SA4 - [65 : Salinity - Very Strong]		
		Soil profile 1	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	3-5				
37.00	K - [CULTIVATED]	Soil association 1	TR - [TROSSACHS]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,822.87
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final	48.48
		Soil profile 1	Z - [SOL;SOLONETZ STRONG]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
10	DRAW

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	\$194,100		1	Other Agricultural	55%	\$106,755				Taxable
Total of Assessed Values:	\$194,100				Total of Taxable/Exempt Values:	\$106,755				

Municipality Name: RM OF MONET (RM)

Assessment ID Number : 257-000927200

PID: 200744555







