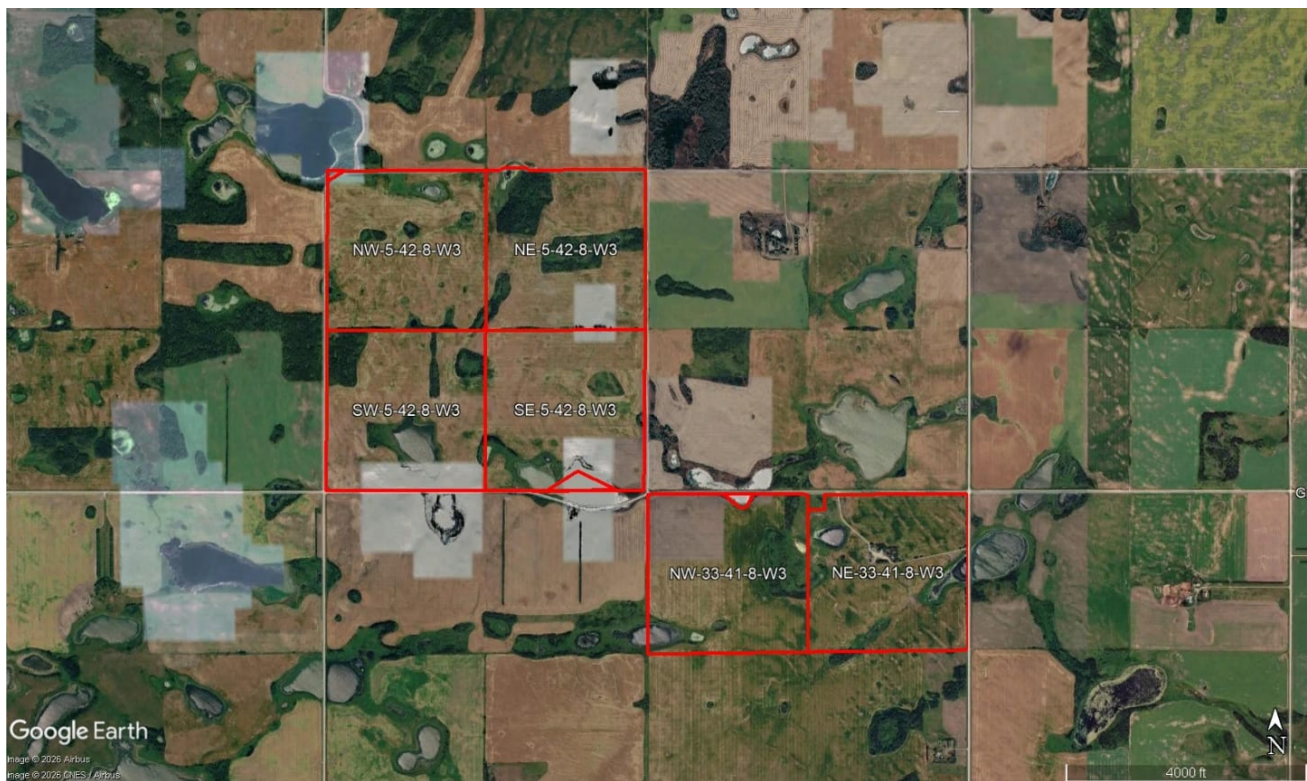




\$2,959,800

RM of Great Bend 937 acres Grain Farmland & Yardsite



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Property Details

Service Type:	Listing	Rural Municipality:	RM 405 Great Bend
Closest Town:	Radisson	Location:	Saskatchewan
MLS Number:	SK050231	Title Acres (ISC):	937.1
Cultivated Acres:	732	Soil Final Rating:	49.3
Price:	\$2,959,800	\$/Titled Acres:	\$3,158.47
Avg AV/Qtr:	\$234,129	Farmland:	\$2,759,800
Improvements:	\$200,000	P/AV Multiple:	2
Enterprise:	Grain		

Description

Opportunity to acquire approximately **937 acres of grain farmland in the RM of Great Bend No. 405**, Saskatchewan. The six-quarter package includes a full section in Section 5-42-8-W3 and an adjoining half-section in Section 33-41-8-W3, with a yardsite. The two land blocks are positioned kitty-corner to one another.

SAMA information indicates approximately **732 cultivated acres** across the six quarters. Soil is a mix of Oxbow light loam and Blaine Lake loam.

The yardsite includes a bungalow of approx **1,000 square feet (seller's estimate)**, a well, grain storage, and several farm buildings, including a barn, a Quonset, and a heated shop. Some month-to-month tenants currently reside in the house and would like to remain, if possible.

The seller advises that earthwork equipment could substantially increase cultivated acres on Section 5.

Land is available to farm for the 2027 crop year.

The yardsite improvements are included in the total asking price and allocated a separate value of \$200,000.

Two hopper-bottom bins in the yardsite are excluded from the sale.

Farmland & Price Summary



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6 parcels
937.1 title acres (ISC)
732 cultivated acres (SAMA)
\$2,759,800 farmland price
\$200,000 yardsite improvements allocation
\$2,959,800 total asking price

SAMA Information

937.1 total acres
732 cultivated acres
205.1 other acres
\$1,379,900 total 2026 assessed value (AV)
\$235,603 average assessment per 160 acres
49.3 soil final rating (weighted average)
\$2,759,800 farmland price
\$2,945 per title acre (ISC)
\$3,770 per cultivated acre (SAMA)
2.00 times the 2026 assessed value (P/AV multiple)

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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
405	NW	33	41	8	3	1	157.1	159	125	0	0	34	\$265,600	Oxbow	Light Loam	56.4	J	22
405	NE	33	41	8	3	127	153.7	156	119	0	0	37	\$278,500	Blaine Lake	Loam	62.2	H	22
405	NW	5	42	8	3	1	154.9	156	135	12	0	9	\$270,400	Oxbow	Light Loam	48.9	K	22
405	NE	5	42	8	3	0	155.7	156	110	0	0	46	\$194,300	Oxbow	Light Loam	46.9	K	22
405	SW	5	42	8	3	0	158.7	159	123	0	0	36	\$192,600	Oxbow	Light Loam	41.6	L	22
405	SE	5	42	8	3	1,2	157.0	157	120	0	0	37	\$178,500	Oxbow	Light Loam	39.5	L	22
Totals							937.1	943	732	12	0	199	\$1,379,900	Weighted Average Final Rating 49.3				

Average per 160 acres \$234,129

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>

