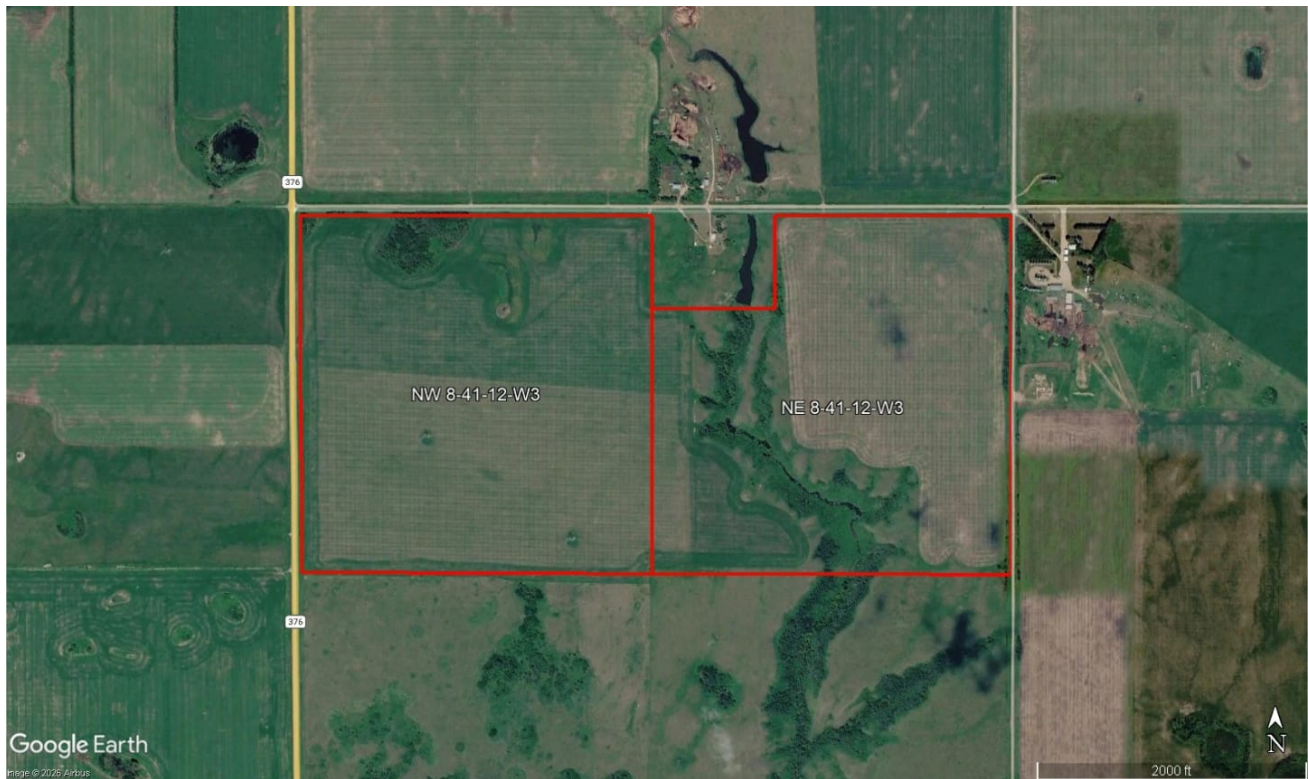




\$950,000

RM of Mayfield Farmland - 304 Acres (Ducharme)



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Property Details

Service Type:	Listing	Rural Municipality:	RM 406 Mayfield
Closest Town:	Maymont	Location:	Saskatchewan
MLS Number:	SK051666	Title Acres (ISC):	304
Cultivated Acres:	236	Soil Final Rating:	68.8
Price:	\$950,000	\$/Titled Acres:	\$3,125
Avg AV/Qtr:	\$346,684	Farmland:	\$950,000
P/AV Multiple:	1.44		
Enterprise:	Grain		

Description

RM of Mayfield Farmland - 304 Acres (Ducharme)

Excellent opportunity to acquire **304 acres** of farmland in the RM of Mayfield No. 406, 2.5 miles south of Maymont on Highway 376. The property is a half section with 265 cultivated acres according to the owner (236 arable acres as per SAMA). Hamlin loam soils with a Soil Final Rating of 68.8 and SCIC soil class G. The land is gently rolling with some bush, sloughs and stones. A creek runs through the NE quarter, and the native grass and aspen pasture along it. The half section is perimeter fenced with 3-strand barbed wire. It fronts Highway 376 on the west and a grid road on the north. A 14.24 acre yard site in the northwest corner of the NE quarter is not included in the sale.

Land Breakdown

NE 8-41-12-W3

- 146.39 title acres
- 113 cultivated acres (owner), 94 cultivated acres (SAMA)
- 52 acres native grass and aspen pasture (SAMA)
- Hamlin Association, loam; Mayfair Association, loam
- SCIC soil class G, Soil Final Rating 68.0
- \$288,500 assessed value

NW 8-41-12-W3

- 157.99 title acres
- 152 cultivated acres (owner), 142 cultivated acres (SAMA)

- 16 other acres, slough and bush (SAMA)
- Hamlin Association, loam; Mayfair Association, loam
- SCIC soil class G, Soil Final Rating 69.3
- \$370,200 assessed value

The land was rented for the 2026 season, is available for the **2027 crop year**.

Farmland & Price Summary

304.38 title acres (ISC)

SAMA Information

- 304 total acres
- 236 cultivated acres
- 52 native pasture acres
- 16 other acres
- \$658,700 total 2026 assessed value
- \$346,684 average assessment per 160 acres
- 68.8 weighted average Soil Final Rating
- \$2,198 total 2026 property taxes

Pricing

- \$950,000 Asking Price
- \$3,121 per title acre (ISC)
- \$3,585 per cultivated acre (owner)
- \$4,025 per cultivated acre (SAMA)
- 1.44 times the 2026 assessed value

Mineral rights are not included. A detailed information package is available.

Directions: From Maymont, travel 2.5 miles south on Highway 376. The NW quarter is on the east side of the highway.

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	Pasture Acres	Other Acres	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
406	NE	8	41	12	3	1	146.39	113	146	94	52	0	\$288,500	Hamlin	Loam	68.0	G	22	\$963
406	NW	8	41	12	3	0	157.99	152	158	142	0	16	\$370,200	Hamlin	Loam	69.3	G	22	\$1,235
Totals							304.38	265	304	236	52	16	\$658,700	Weighted Average Final Rating 68.8					\$2,198

Average per 160 acres \$346,684

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)

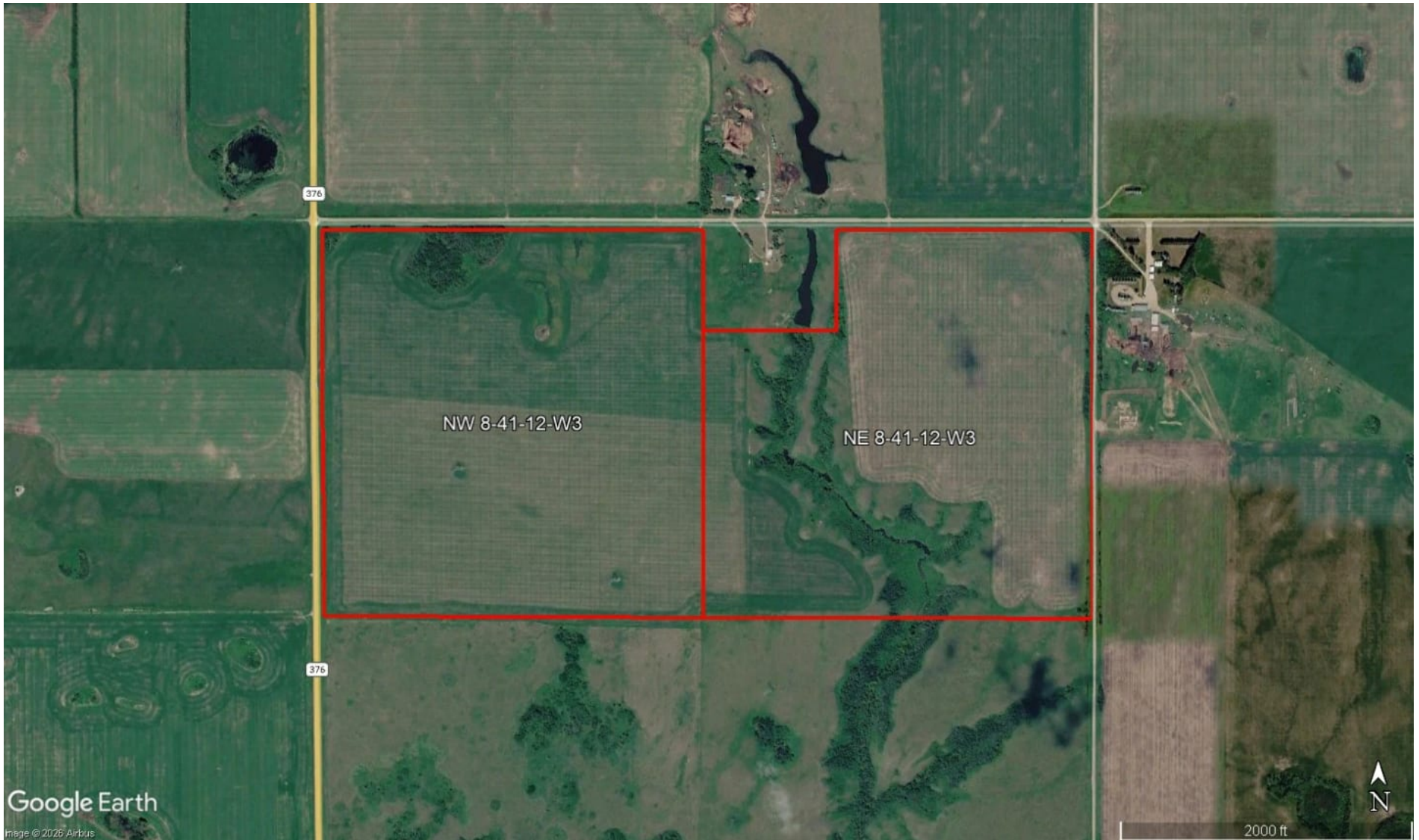
SCIC gives a class rating to every quarter section in Saskatchewan to reflect its productivity. Ratings range from Class A (best) to Class P (worst). There are 23 different risk zones in Saskatchewan. Please note a class B rating in risk zone 3 does not necessarily have the same productive capacity as a class B rating in risk zone 16.

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

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









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