



HAMMONDTM
REALTY

\$600,000

RM of Nipawin 152 acres Farmland



Mark Dean

Mark.Dean@HammondRealty.ca

(306) 921-5445

HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 487 Nipawin
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Closest Town:	Gronlid	Location:	Saskatchewan
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MLS Number:	SK047939	Title Acres (ISC):	151.8
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Cultivated Acres:	137	Soil Final Rating:	53.99
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Price:	\$600,000	\$/Titled Acres:	\$3,952.57
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Avg AV/Qtr:	\$292,947	Farmland:	\$600,000
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P/AV Multiple:	2.16
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Enterprise:	Grain
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Description

Very open quarter section of arable farmland, located northeast of Wapiti Valley Regional Park and west of Codette, in the Lost River area of the RM of Nipawin #487.

Soils are mapped as Nipawin, Porcupine Plain, White Fox and Nisbet, with Soil Final Rating of 54.0 points per cultivated acre. There are 137 cultivated acres, leased for 2026 and available to farm in 2027, with no Right of First Refusal.

NE-25-49-17-W2

151.80 title acres (ISC)

137 cultivated acres (SAMA)

\$278,300 2026 assessed value

54.0 soil final rating (weighted average)

\$3,953 per total acre (ISC)

\$4,380 per cultivated acre (SAMA)

2.16 times the 2026 assessment

\$600,000 Total List Price



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	Hay Acres	Pasture Acres	Other Acres	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
487	NE	25	49	17	2	0	151.80	137	152	137	0	0	15	\$278,300	Nipawin; Porcupine Plain; White Fox; Nisbet	Silt Loam; Loam; Very Fine Sandy Loam; Sandy Loam	53.99	H	17	\$1,595.32
Totals							151.80	137	152	137	0	0	15	\$278,300	Weighted Average Final Rating 53.99					\$1,595.32

Average per 160 acres \$292,947

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/)

<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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