



\$1,425,000

RM 213 Saltcoats - 310 acres Grain Farmland



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## Property Details

|                          |             |                            |                  |
|--------------------------|-------------|----------------------------|------------------|
| <b>Service Type:</b>     | Listing     | <b>Rural Municipality:</b> | RM 213 Saltcoats |
| <b>Closest Town:</b>     | Yorkton     | <b>Location:</b>           | Saskatchewan     |
| <b>MLS Number:</b>       | n/a         | <b>Title Acres (ISC):</b>  | 310.4            |
| <b>Cultivated Acres:</b> | 246         | <b>Soil Final Rating:</b>  | 62.2             |
| <b>Price:</b>            | \$1,425,000 | <b>\$/Titled Acres:</b>    | \$4,590.85       |
| <b>Avg AV/Qtr:</b>       | \$297,445   | <b>Farmland:</b>           | \$1,425,000      |
| <b>P/AV Multiple:</b>    | 2.47        |                            |                  |
| <b>Enterprise:</b>       | Grain       |                            |                  |

## Description

### 285 Cultivated Acres – Premium Grain Land East of Yorkton

Exceptional opportunity to acquire two highly productive grain land quarters located in the RM of Saltcoats No. 213, just 10 miles east of Yorkton with convenient access to Highway 16. Situated in one of East-Central Saskatchewan's most sought-after agricultural regions, this property offers an excellent combination of productivity, efficiency, and long-term investment value.

The property has been extensively improved and currently comprises approximately 285 cultivated acres. The remaining uncultivated area is situated in a single contiguous parcel along the east side of the NE quarter, resulting in a large, unobstructed field configuration that is ideally suited for modern farming operations. The field layout maximizes efficiency for GPS-guided equipment, reduces overlap, and enhances overall operating productivity.

SAMA reports indicate strong soil characteristics, including 6"+ topsoil depth, T1 level topography, S1 stone rating, and an overall weighted assessment rating of 62.23. The land has benefited from progressive management practices, including GPS technology, sectional control seeding systems, nozzle-by-nozzle sprayer control, and consistent fertility programs designed to optimize crop performance and maintain long-term soil productivity.

This is an excellent opportunity to add quality farmland to an existing operation or investment portfolio in an area recognized for producing high-yielding, premium-quality grain and oilseed crops, a valuable addition to any agricultural enterprise.



# 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 | Other Acres | Assessed Fair Value | Soil Association                          | Soil Texture    | Soil Final Rating | Class | Risk Zone | Property Taxes    |
| 213                    | SE   | 35   | 24   | 3    | 2    | 0    | 159.5        | 159         | 159              | 134         | 25          | \$293,800           | Yorkton                                   | Clay Loam       | 58.3              | H     | 11        | \$916.21          |
| 213                    | NE   | 35   | 24   | 3    | 2    | 1, 2 | 150.9        | 126         | 151              | 112         | 39          | \$282,500           | Canora                                    | Silty Clay Loam | 67.0              | G     | 11        | \$880.97          |
| <b>Totals</b>          |      |      |      |      |      |      | <b>310.4</b> | <b>285</b>  | <b>310</b>       | <b>246</b>  | <b>64</b>   | <b>\$576,300</b>    | <b>Weighted Average Final Rating 62.2</b> |                 |                   |       |           | <b>\$1,797.18</b> |

**Average per 160 acres    \$297,445**

### 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/>

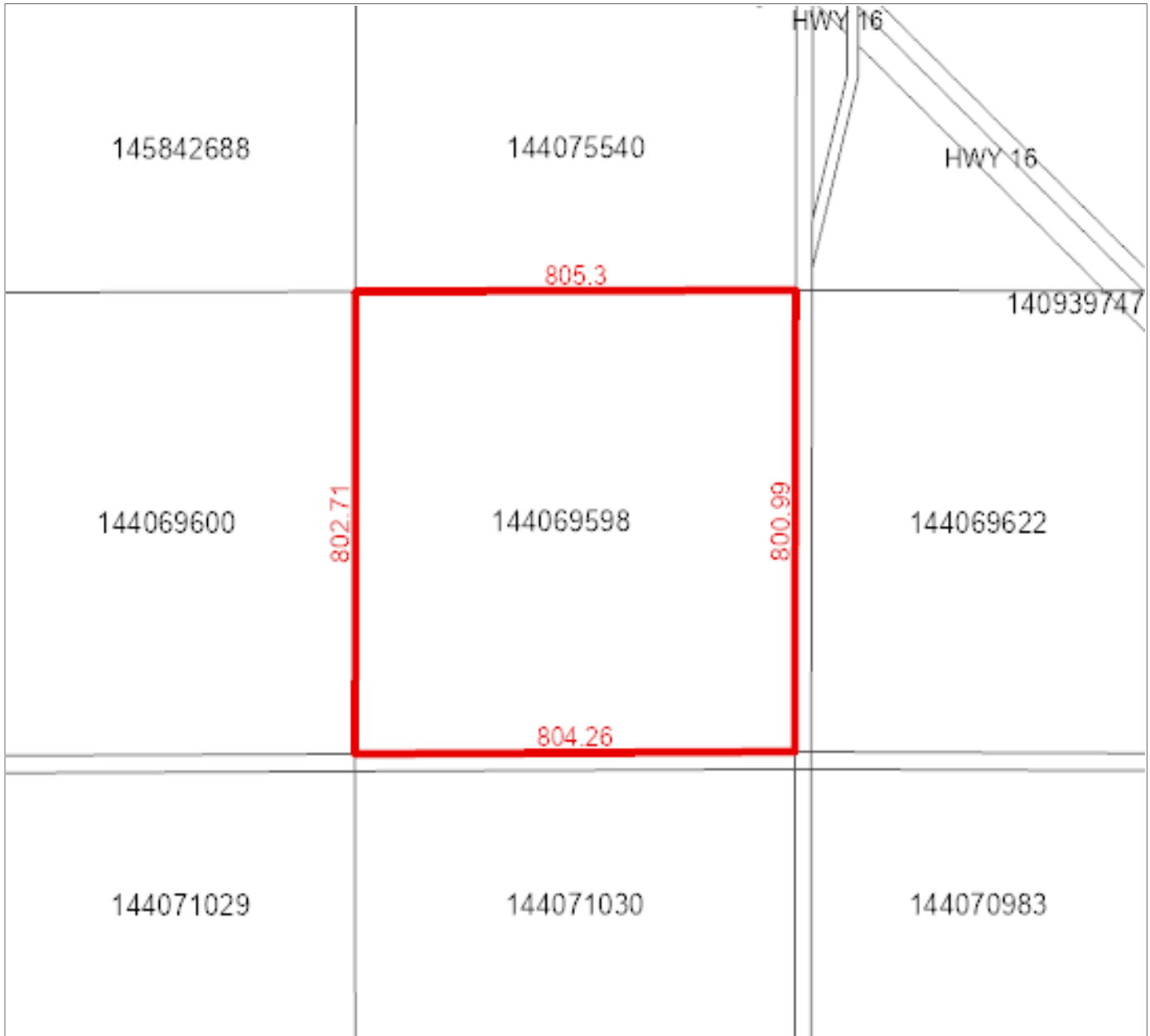
[Parcel Crop Insurance Rating](https://www.scic.ca/?/resources/calculators/generic-what-if-insurance-cost-calculator)

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



# Surface Parcel Number: 144069598

REQUEST DATE: Thu Jun 18 08:49:45 GMT-06:00 2026



**Owner Name(s) :** NCC NYKOLAISHEN FARMS INC.

**Municipality :** RM OF SALTCOATS NO. 213

**Title Number(s) :** 157393266

**Parcel Class :** Parcel (Generic)

**Land Description :** SE 35-24-03-2 Ext 0

**Source Quarter Section :** SE-35-24-03-2

**Commodity/Unit :** Not Applicable

**Area :** 64.531 hectares (159.46 acres)

**Converted Title Number :** 93Y03736

**Ownership Share :** 1:1

Municipality Name: RM OF SALTCOATS (RM)

Assessment ID Number : 213-000935300

PID: 450551



Civic Address:  
 Legal Location: Qtr SE Sec 35 Tp 24 Rg 03 W 2 Sup  
 Supplementary:

Title Acres: 159.46 Reviewed: 15-Sep-2022  
 School Division: 204 Change Reason: Reinspection  
 Neighbourhood: 213-110 Year / Frozen ID: 2026/-32560  
 Overall PUSE: 2000 Predom Code:  
 Method in Use: C.A.M.A. - Cost  
 Call Back Year:

**AGRICULTURAL ARABLE LAND**

| Acres              | Land Use                      | Productivity Determining Factors | Economic and Physical Factors | Rating             |  |            |                    |                           |
|--------------------|-------------------------------|----------------------------------|-------------------------------|--------------------|--|------------|--------------------|---------------------------|
| 35.00              | K - [CULTIVATED]              | Soil association 1               | CA - [CANORA]                 | Topography         | T1 - Level / Nearly Level                                    | \$/ACRE    | 1,616.09           |                           |
|                    |                               | Soil texture 1                   | SICL - [SILTY CLAY LOAM]      | Stones (qualities) | S1 - None to Few   | Final      |                    | 42.98                     |
|                    |                               | Soil texture 2                   |                               | Phy. Factor 1      | 50% reduction due to PSA5 - [ 50 : Poor Drain/Sal. - Severe] |            |                    |                           |
|                    |                               | Soil profile 1                   | CAL12 - [CHERN-CAL (CA 12+ )] | Natural hazard     | NH: Natural Hazard Rate: 0.96                                |            |                    |                           |
|                    |                               | Soil association 2               | CD - [CUDWORTH]               |                    |  |            |                    |                           |
|                    |                               | Soil texture 3                   | SIL - [SILT LOAM]             |                    |  |            |                    |                           |
|                    |                               | Soil texture 4                   |                               |                    |  |            |                    |                           |
|                    |                               | Soil profile 2                   | CAL10 - [CHERN-CAL (CA 9-12)] |                    |  |            |                    |                           |
|                    |                               | Top soil depth                   | 6+                            |                    |  |            |                    |                           |
|                    |                               | 10.00                            | K - [CULTIVATED]              | Soil association 1 | CA - [CANORA]  | Topography |                    | T1 - Level / Nearly Level |
| Soil texture 1     | SICL - [SILTY CLAY LOAM]      |                                  |                               | Stones (qualities) | S1 - None to Few   | Final      | 81.66              |                           |
| Soil texture 2     |                               |                                  |                               | Phy. Factor 1      | 5% reduction due to PSA1 - [ 95 : Poor Drain/Sal. - Slight]  |            |                    |                           |
| Soil profile 1     | CAL12 - [CHERN-CAL (CA 12+ )] |                                  |                               | Natural hazard     | NH: Natural Hazard Rate: 0.96                                |            |                    |                           |
| Soil association 2 | CD - [CUDWORTH]               |                                  |                               |                    |  |            |                    |                           |
| Soil texture 3     | SIL - [SILT LOAM]             |                                  |                               |                    |  |            |                    |                           |
| Soil texture 4     |                               |                                  |                               |                    |  |            |                    |                           |
| Soil profile 2     | CAL10 - [CHERN-CAL (CA 9-12)] |                                  |                               |                    |  |            |                    |                           |
| Top soil depth     | 6+                            |                                  |                               |                    |  |            |                    |                           |
| 34.00              | K - [CULTIVATED]              |                                  |                               | Soil association 1 | YK - [YORKTON]   | Topography | T2 - Gentle Slopes | \$/ACRE                   |
|                    |                               | Soil texture 1                   | CL - [CLAY LOAM]              | Stones (qualities) | S1 - None to Few   | Final      | 41.07              |                           |
|                    |                               | Soil texture 2                   | L - [LOAM]                    | Phy. Factor 1      | 50% reduction due to PSA5 - [ 50 : Poor Drain/Sal. - Severe] |            |                    |                           |
|                    |                               | Soil profile 1                   | CAL12 - [CHERN-CAL (CA 12+ )] | Natural hazard     | NH: Natural Hazard Rate: 0.96                                |            |                    |                           |
|                    |                               | Soil association 2               | CA - [CANORA]                 |                    |  |            |                    |                           |
|                    |                               | Soil texture 3                   | CL - [CLAY LOAM]              |                    |  |            |                    |                           |
|                    |                               | Soil texture 4                   | L - [LOAM]                    |                    |  |            |                    |                           |
|                    |                               | Soil profile 2                   | CAL12 - [CHERN-CAL (CA 12+ )] |                    |  |            |                    |                           |
|                    |                               | Top soil depth                   | 6+                            |                    |  |            |                    |                           |

**Property Report**

| Municipality Name: RM OF SALTCOATS (RM) |                  | Assessment ID Number : 213-000935300 |                               |                    | PID: 450551   |                  |
|---|------------------|--------------------------------------|-------------------------------|--------------------|---|------------------|
| 50.00                                   | K - [CULTIVATED] | Soil association 1                   | YK - [YORKTON]                | Topography         | T2 - Gentle Slopes  | \$/ACRE 2,933.75 |
|   |                  | Soil texture 1                       | CL - [CLAY LOAM]              | Stones (qualities) | S1 - None to Few  | Final 78.03      |
|   |                  | Soil texture 2                       | L - [LOAM]                    | Phy. Factor 1      | 5% reduction due to PSA1 - [ 95 : Poor Drain/Sal. - Slight] |                  |
|   |                  | Soil profile 1                       | CAL12 - [CHERN-CAL (CA 12+ )] | Natural hazard     | NH: Natural Hazard Rate: 0.96                               |                  |
|   |                  | Soil association 2                   | CA - [CANORA]                 |                    |   |                  |
|   |                  | Soil texture 3                       | CL - [CLAY LOAM]              |                    |   |                  |
|   |                  | Soil texture 4                       | L - [LOAM]                    |                    |   |                  |
|   |                  | Soil profile 2                       | CAL12 - [CHERN-CAL (CA 12+ )] |                    |   |                  |
|   |                  | Top soil depth                       | 6+                            |                    |   |                  |
| 5.00                                    | K - [CULTIVATED] | Soil association 1                   | OX - [OXBOW]                  | Topography         | T3 - Moderate Slopes  | \$/ACRE 1,424.36 |
|   |                  | Soil texture 1                       | LL - [LIGHT LOAM]             | Stones (qualities) | S2 - Slight   | Final 37.88      |
|   |                  | Soil texture 2                       |                               | Phy. Factor 1      | 25% reduction due to SD3 - [ 75 : Sand Pockets - Strong]    |                  |
|   |                  | Soil profile 1                       | CAL8 - [CHERN-CAL (CA 7-9 )]  | Natural hazard     | NH: Natural Hazard Rate: 0.96                               |                  |
|   |                  | Soil association 2                   | HM - [HAMLIN]                 |                    |   |                  |
|   |                  | Soil texture 3                       | FL - [FINE SANDY LOAM]        |                    |   |                  |
|   |                  | Soil texture 4                       |                               |                    |   |                  |
|   |                  | Soil profile 2                       | CAL10 - [CHERN-CAL (CA 9-12)] |                    |   |                  |
|   |                  | Top soil depth                       | ER10                          |                    |   |                  |

**AGRICULTURAL WASTE LAND**

| Acres | Waste Type |
|-------|------------|
| 25    | WS & DRAW  |

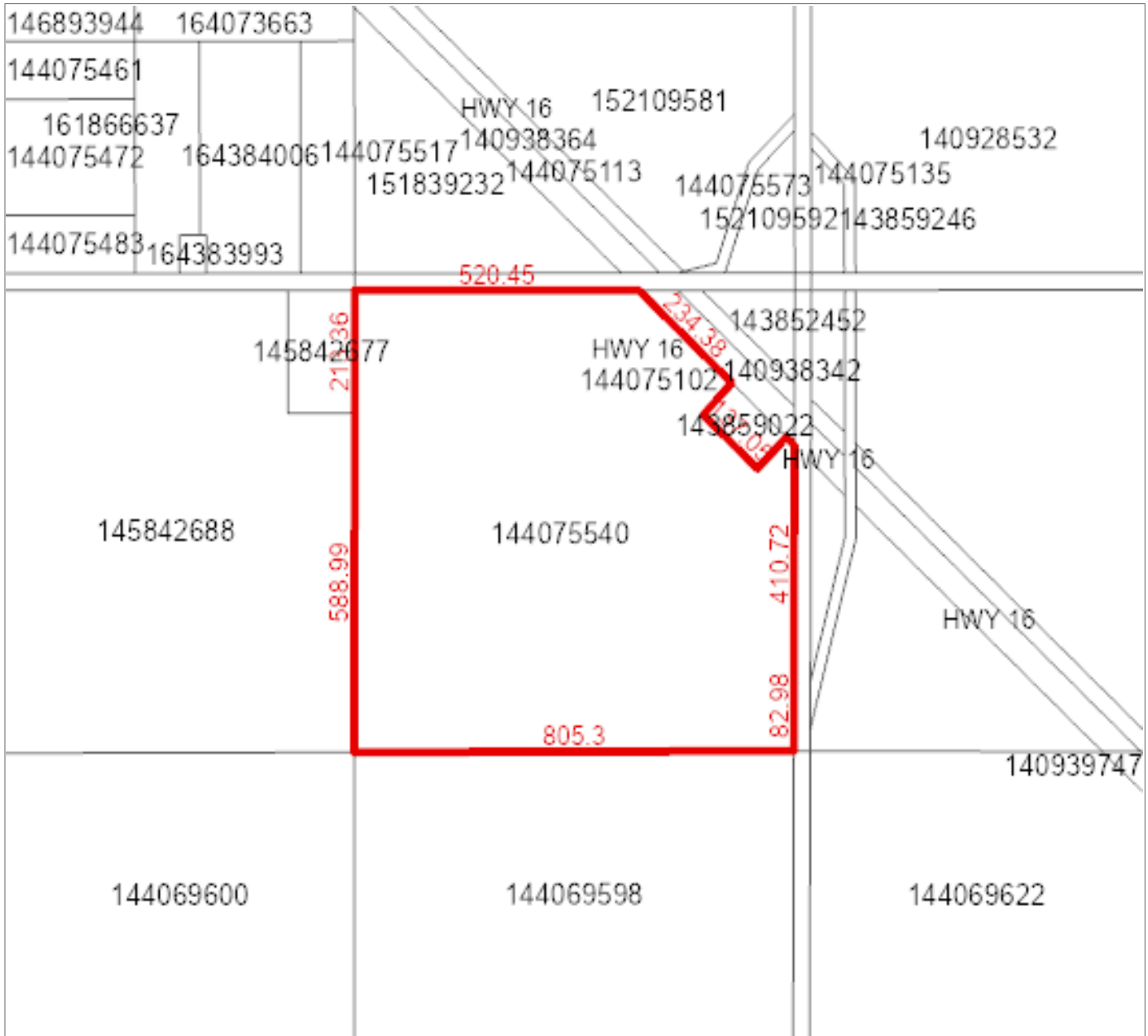
**Assessed & Taxable/Exempt Values (Summary)**

| Description               | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class          | Percentage of value | Taxable                                   | Adjust Reason | Exempt | Adjust Reason | Tax Status |
|---------------------------|------------------|---------------|-----------------------|--------------------|---------------------|---|---------------|--------|---------------|------------|
| Agricultural              | \$293,800        |               | 1                     | Other Agricultural | 55%                 | \$161,590                                 |               |        |               | Taxable    |
| Total of Assessed Values: | \$293,800        |               |                       |                    |                     | Total of Taxable/Exempt Values: \$161,590 |               |        |               |            |



# Surface Parcel Number: 144075540

REQUEST DATE: Thu Jun 18 08:50:32 GMT-06:00 2026



**Owner Name(s) :** NCC NYKOLAISHEN FARMS INC.

**Municipality :** RM OF SALTCOATS NO. 213

**Title Number(s) :** 157393277

**Parcel Class :** Parcel (Generic)

**Land Description :** NE 35-24-03-2 Ext 1

**Source Quarter Section :** NE-35-24-03-2

**Commodity/Unit :** Not Applicable

**Area :** 59.703 hectares (147.53 acres)

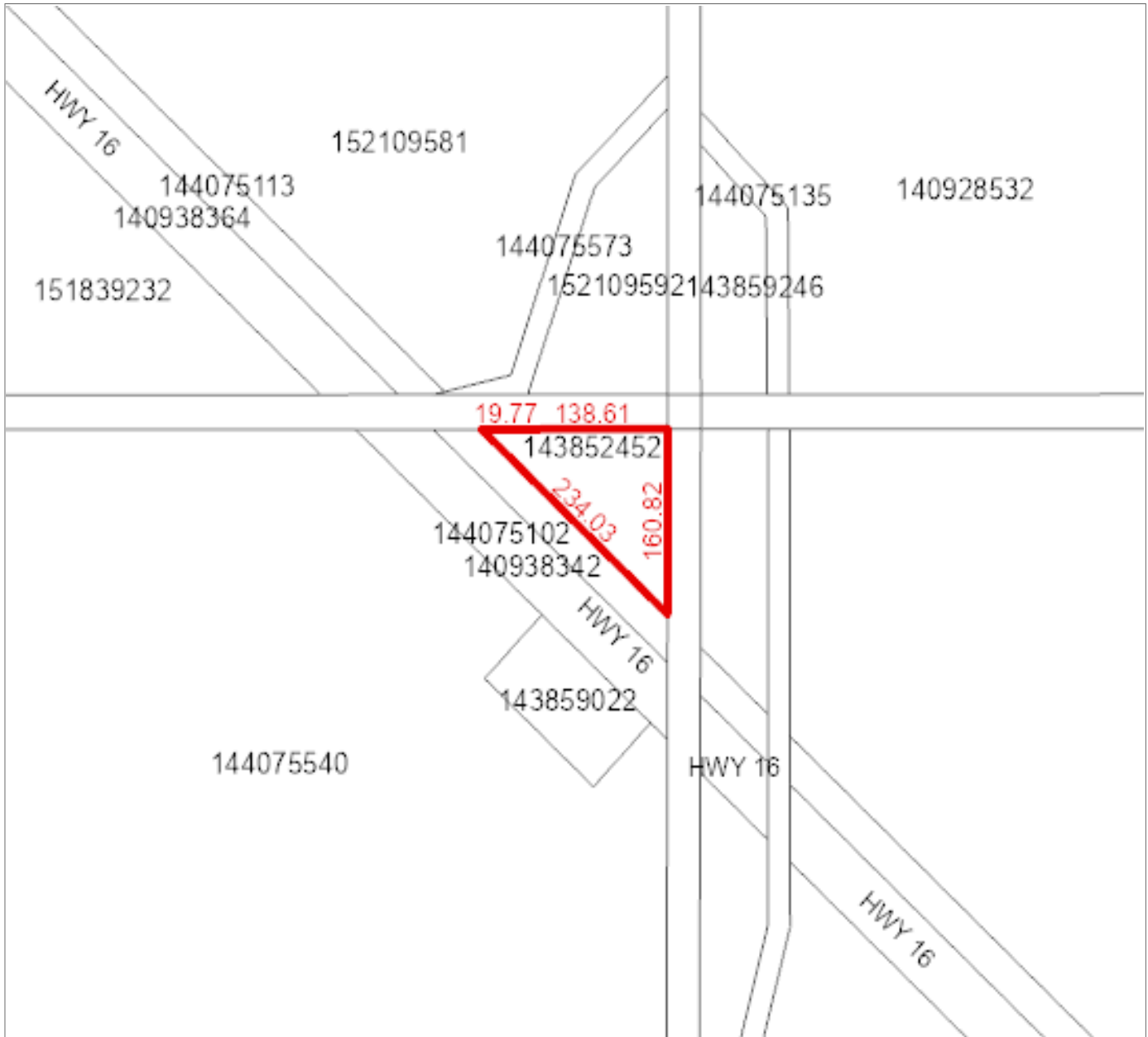
**Converted Title Number :** 93Y03736

**Ownership Share :** 1:1



# Surface Parcel Number: 143852452

REQUEST DATE: Thu Jun 18 08:50:57 GMT-06:00 2026



**Owner Name(s) :** NCC NYKOLAISHEN FARMS INC.

**Municipality :** RM OF SALTCOATS NO. 213

**Title Number(s) :** 157393288

**Parcel Class :** Parcel (Generic)

**Land Description :** NE 35-24-03-2 Ext 2

**Source Quarter Section :** NE-35-24-03-2

**Commodity/Unit :** Not Applicable

**Area :** 1.372 hectares (3.39 acres)

**Converted Title Number :** 93Y03736

**Ownership Share :** 1:1

Municipality Name: RM OF SALTCOATS (RM)

Assessment ID Number : 213-000935100

PID: 450486



**Civic Address:**

**Legal Location:** Qtr NE Sec 35 Tp 24 Rg 03 W 2 Sup 00

**Supplementary:** EXCEPT: HWY & RR

**Title Acres:** 150.92

**School Division:** 204

**Neighbourhood:** 213-100

**Overall PUSE:** 2000

**Call Back Year:**

**Reviewed:** 15-Sep-2022

**Change Reason:** Reinspection

**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           |                   |
|-------|------------------|--|---|------------------|-------------------|
| 20.00 | K - [CULTIVATED] | Soil association 1 CA - [CANORA]<br>Soil texture 1 SICL - [SILTY CLAY LOAM]<br>Soil texture 2<br>Soil profile 1 CAL12 - [CHERN-CAL (CA 12+ )]  | Topography T1 - Level / Nearly Level<br>Stones (qualities) S1 - None to Few<br>Phy. Factor 1 50% reduction due to PSA5 - [ 50 : Poor Drain/Sal. - Severe]<br><br>Natural hazard NH: Natural Hazard Rate: 0.96 | \$/ACRE<br>Final | 1,616.09<br>42.98 |
| 56.00 | K - [CULTIVATED] | Soil association 2 CD - [CUDWORTH]<br>Soil texture 3 SIL - [SILT LOAM]<br>Soil texture 4<br>Soil profile 2 CAL10 - [CHERN-CAL (CA 9-12)]<br>Top soil depth 6+<br>Soil association 1 CA - [CANORA]<br>Soil texture 1 SICL - [SILTY CLAY LOAM]<br>Soil texture 2<br>Soil profile 1 CAL12 - [CHERN-CAL (CA 12+ )] | Topography T1 - Level / Nearly Level<br>Stones (qualities) S1 - None to Few<br>Phy. Factor 1 5% reduction due to PSA1 - [ 95 : Poor Drain/Sal. - Slight]<br><br>Natural hazard NH: Natural Hazard Rate: 0.96  | \$/ACRE<br>Final | 3,070.57<br>81.66 |
| 20.00 | K - [CULTIVATED] | Soil association 1 YK - [YORKTON]<br>Soil texture 1 CL - [CLAY LOAM]<br>Soil texture 2 L - [LOAM]<br>Soil profile 1 CAL12 - [CHERN-CAL (CA 12+ )]  | Topography T2 - Gentle Slopes<br>Stones (qualities) S1 - None to Few<br>Phy. Factor 1 50% reduction due to PSA5 - [ 50 : Poor Drain/Sal. - Severe]<br><br>Natural hazard NH: Natural Hazard Rate: 0.96        | \$/ACRE<br>Final | 1,544.08<br>41.07 |
|       |                  | Soil association 2 CA - [CANORA]<br>Soil texture 3 CL - [CLAY LOAM]<br>Soil texture 4 L - [LOAM]<br>Soil profile 2 CAL12 - [CHERN-CAL (CA 12+ )]<br>Top soil depth 6+  |   |                  |                   |

**Property Report**

|  |                  |   |                               |                    |   |                               |
|--|------------------|---|-------------------------------|--------------------|---|-------------------------------|
| <b>Municipality Name: RM OF SALTCOATS (RM)</b> |                  | <b>Assessment ID Number : 213-000935100</b> |                               |                    | <b>PID: 450486</b>  |                               |
| 16.00  | K - [CULTIVATED] | Soil association 1                          | YK - [YORKTON]                | Topography         | T2 - Gentle Slopes  | \$/ACRE 2,933.75              |
|  |                  | Soil texture 1                              | CL - [CLAY LOAM]              | Stones (qualities) | S1 - None to Few  | Final 78.03                   |
|  |                  | Soil texture 2                              | L - [LOAM]                    | Phy. Factor 1      | 5% reduction due to PSA1 - [ 95 : Poor Drain/Sal. - Slight] |                               |
|  |                  | Soil profile 1                              | CAL12 - [CHERN-CAL (CA 12+ )] |                    | Natural hazard  | NH: Natural Hazard Rate: 0.96 |
|  |                  | Soil association 2                          | CA - [CANORA]                 |                    |   |                               |
|  |                  | Soil texture 3                              | CL - [CLAY LOAM]              |                    |   |                               |
|  |                  | Soil texture 4                              | L - [LOAM]                    |                    |   |                               |
|  |                  | Soil profile 2                              | CAL12 - [CHERN-CAL (CA 12+ )] |                    |   |                               |
|  |                  | Top soil depth                              | 6+                            |                    |   |                               |

**AGRICULTURAL WASTE LAND**

| Acres | Waste Type   |
|-------|--------------|
| 39    | WASTE SLOUGH |

**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              | \$282,500        |               | 1                     | Other Agricultural | 55%                             | \$155,375 |               |        |               | Taxable    |
| Total of Assessed Values: | \$282,500        |               |                       |                    | Total of Taxable/Exempt Values: | \$155,375 |               |        |               |            |



