



\$1,722,600

RM 244 Orkney 319 acres Grain Farmland



**Wade Berlinic**  
Wade.Berlinic@HammondRealty.ca  
(306) 641-4667  
HammondRealty.ca

## Property Details

<b>Service Type:</b>	Listing	<b>Rural Municipality:</b>	RM 244 Orkney
<b>Closest Town:</b>	Springside	<b>Location:</b>	Saskatchewan
<b>MLS Number:</b>	n/a	<b>Title Acres (ISC):</b>	319.5
<b>Cultivated Acres:</b>	318	<b>Soil Final Rating:</b>	77.8
<b>Price:</b>	\$1,722,600	<b>\$/Titled Acres:</b>	\$5,391.55
<b>Avg AV/Qtr:</b>	\$466,357	<b>Farmland:</b>	\$1,722,600
<b>P/AV Multiple:</b>	1.85		
<b>Enterprise:</b>	Grain		

## Description

### 319 Cultivated Acres of Premium Grain Land West of Yorkton, SK

An outstanding opportunity to acquire two exceptionally productive grain land quarters located in the RM of Orkney No. 244, just two miles north of Highway 16 at Springside on Highway 47 and one-half mile east. Situated in a highly regarded farming area West of Yorkton, these parcels offer a rare combination of top-tier soil quality, operational efficiency, and long-term investment value.

These fully cultivated quarters comprise approximately 159 and 160 cultivated acres respectively and are believed to rank among the highest-rated farmland parcels in the municipality. With Saskatchewan Assessment values of \$462,000 and \$467,800, the property reflects the quality and productivity that discerning agricultural operators seek.

SAMA information indicates T1 topography (level to nearly level), S2 stone rating (slight), 4 to 6 inches of topsoil, and an impressive weighted soil rating of 77.76. The land has been professionally managed using modern precision agriculture practices including GPS guidance systems, variable-rate fertilizer application, and nozzle-by-nozzle sprayer control, helping maximize crop performance while maintaining long-term soil productivity.

The result is a highly efficient farming unit that is in excellent condition and ready to contribute immediately to an existing operation. The land is currently leased for the 2026 crop year; however, depending upon the completion date, the Seller will consider assigning the 2026 lease revenue to the Buyer.

Premium-quality farmland with ratings, productivity, and field characteristics of this calibre seldom becomes available. Whether expanding an existing farming operation or adding to a land investment portfolio, this property represents an exceptional opportunity in one of Saskatchewan's most productive grain-growing regions.



# 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
244	SE	36	27	6	2	0	159.2	159	159	158	1	\$462,000	Yorkton	Clay Loam	77.8	H	14	\$1,974.36
244	NE	36	27	6	2	0	160.3	160	160	160		\$467,800	Yorkton	Clay Loam	77.8	H	14	\$1,999.14
<b>Totals</b>							<b>319.5</b>	<b>319</b>	<b>319</b>	<b>318</b>	<b>1</b>	<b>\$929,800</b>	<b>Weighted Average Final Rating 77.8</b>					<b>\$3,973.50</b>

**Average per 160 acres \$466,357**

## 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.

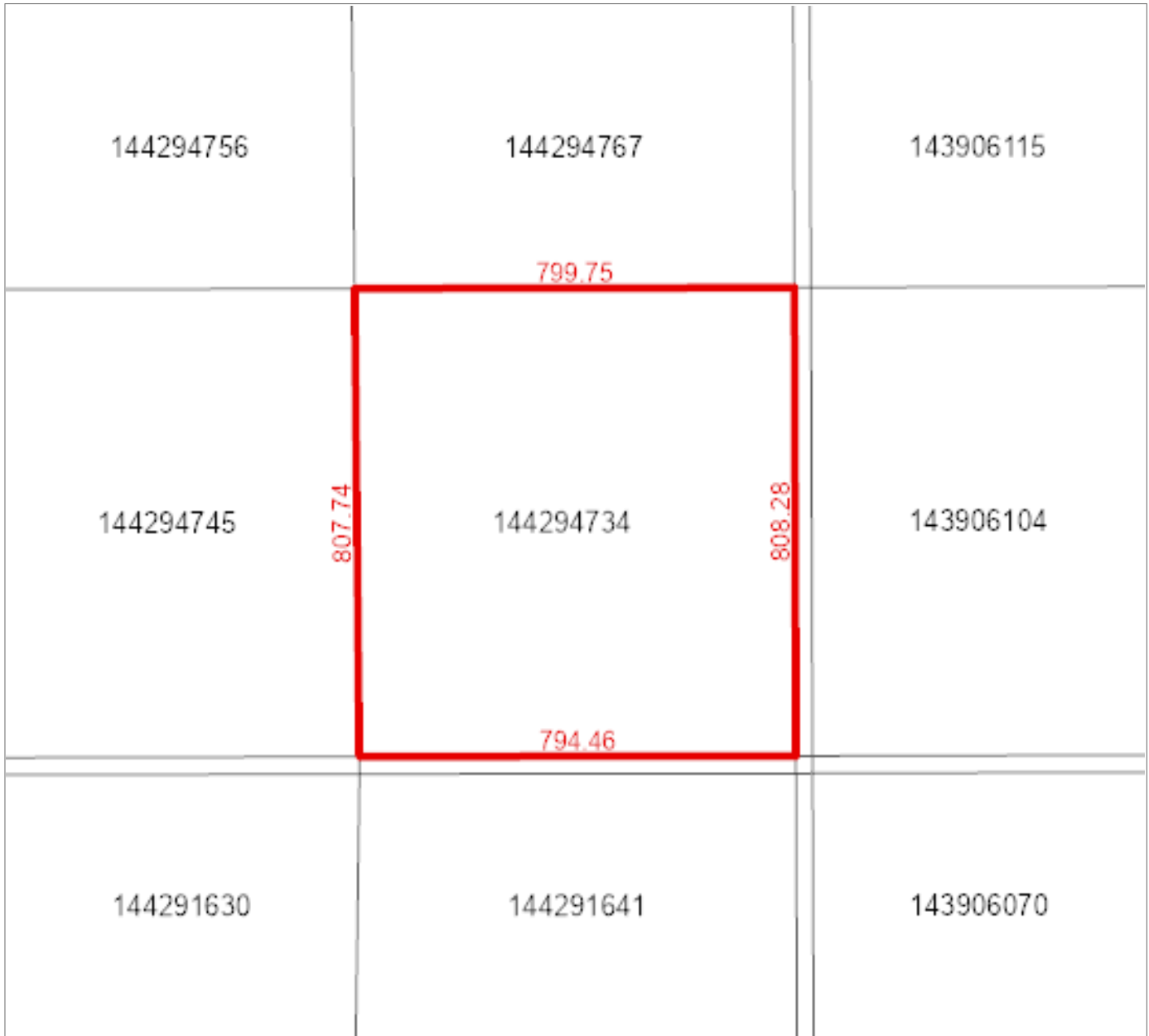
[Sask Grains Risk Zones](http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/) <http://www.saskcropinsurance.com/resources/maps/sask-grains-risk-zone/>

[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: 144294734

REQUEST DATE: Thu Jun 18 08:52:25 GMT-06:00 2026



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

**Municipality :** RM OF ORKNEY NO. 244

**Area :** 64.406 hectares (159.15 acres)

**Title Number(s) :** 156271619

**Converted Title Number :** 96Y02231

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** SE 36-27-06-2 Ext 0

**Source Quarter Section :** SE-36-27-06-2

**Commodity/Unit :** Not Applicable

Municipality Name: RM OF ORKNEY (RM)

Assessment ID Number : 244-000936300

PID: 1638196



Civic Address:

Legal Location: Qtr SE Sec 36 Tp 27 Rg 06 W 2 Sup

Supplementary:

Title Acres: 159.15

School Division: 204

Neighbourhood: 244-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 04-Nov-2021

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	
25.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] Soil association 2 HD - [HOODOO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 CAL12 - [CHERN-CAL (CA 12+ )] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 2% reduction due to SA0 - [ 98 : Salinity - Very Slight]	\$/ACRE Final	2,923.88 77.76
133.00	K-A - [K-OCCUPIED YARD]	Soil association 1 YK - [YORKTON] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] Soil association 2 OX - [OXBOW] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 CAL12 - [CHERN-CAL (CA 12+ )] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 2% reduction due to SA0 - [ 98 : Salinity - Very Slight]	\$/ACRE Final	2,923.88 77.76

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
1	WASTE SLOUGH

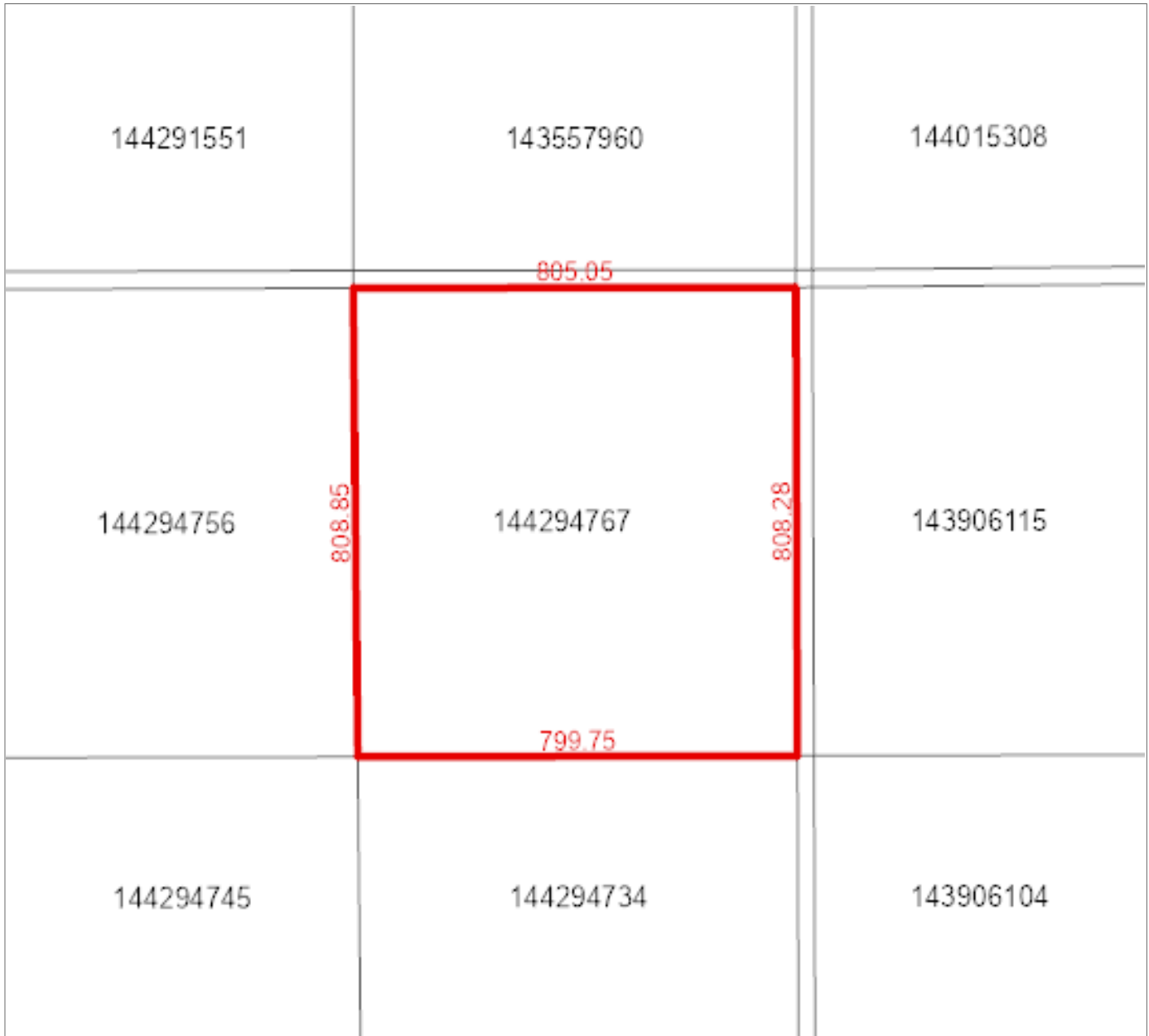
**Assessed & Taxable/Exempt Values (Summary)**

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$462,000		1	Other Agricultural	55%	\$254,100				Taxable
Total of Assessed Values:	\$462,000				Total of Taxable/Exempt Values:	\$254,100				



# Surface Parcel Number: 144294767

REQUEST DATE: Thu Jun 18 08:52:46 GMT-06:00 2026



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

**Municipality :** RM OF ORKNEY NO. 244

**Area :** 64.878 hectares (160.32 acres)

**Title Number(s) :** 156271631

**Converted Title Number :** 96Y03915

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** NE 36-27-06-2 Ext 0

**Source Quarter Section :** NE-36-27-06-2

**Commodity/Unit :** Not Applicable

Municipality Name: RM OF ORKNEY (RM)

Assessment ID Number : 244-000936100

PID: 1638170



Civic Address:

Legal Location: Qtr NE Sec 36 Tp 27 Rg 06 W 2 Sup

Supplementary:

Title Acres: 160.32

School Division: 204

Neighbourhood: 244-200

Overall PUSE: 2000

Call Back Year:

Reviewed: 04-Nov-2021

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	
30.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] Soil association 2 HD - [HOODOO] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 CAL12 - [CHERN-CAL (CA 12+ )] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 2% reduction due to SA0 - [ 98 : Salinity - Very Slight]	\$/ACRE Final	2,923.88 77.76
130.00	K - [CULTIVATED]	Soil association 1 YK - [YORKTON] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] Soil association 2 OX - [OXBOW] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 L - [LOAM] Soil profile 2 CAL12 - [CHERN-CAL (CA 12+ )] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 2% reduction due to SA0 - [ 98 : Salinity - Very Slight]	\$/ACRE Final	2,923.88 77.76

**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	\$467,800		1	Other Agricultural	55%	\$257,290				Taxable
Total of Assessed Values:	\$467,800					Total of Taxable/Exempt Values: \$257,290				



