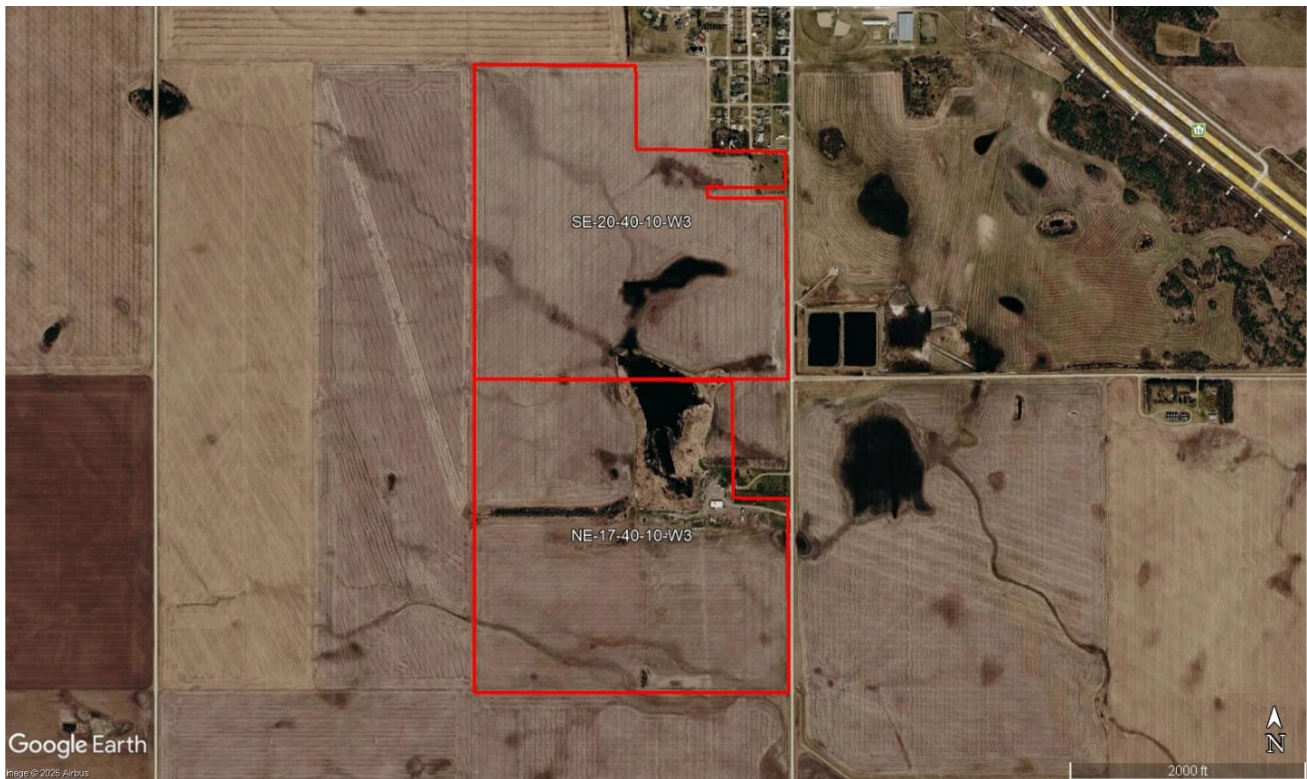




\$1,519,800

Radisson 266 acres Grain Farmland



Bobby Montreuil

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Property Details

Service Type:	Listing	Rural Municipality:	RM 405 Great Bend
Closest Town:	Radisson	Location:	Saskatchewan
MLS Number:	SK050270	Title Acres (ISC):	284.8
Cultivated Acres:	268	Soil Final Rating:	75.4
Price:	\$1,519,800	\$/Titled Acres:	\$5,336.38
Avg AV/Qtr:	\$426,013	Farmland:	\$1,519,800
P/AV Multiple:	2		
Enterprise:	Grain		

Description

This highly assessed half-section is located just south of Radisson, Saskatchewan. SAMA records show strong soil final ratings of **78.2** and **72.6** on NE 17-40-10-W3 and SE 20-40-10-W3, respectively, with both quarters identified as Hamlin loam.

A subdivision is underway at the Seller's expense. The yardsite and the body of water extending across both quarters will be retained by the Seller and are not included in the sale. An existing 9.99 acre subdivision on NE 17 (which is not included in this listing's metrics/information) does not fully encompass the yardsite and includes cultivated land. It is being reconfigured so that the cultivated portion is included in the sale and the non-cultivated portion is retained by the Seller. Final boundaries and acreage are subject to completion of the subdivision. The seller anticipate that approximately **266 acres** will be included in the sale.

The land will be available to farm for the **2027 crop season**.

Farmland & Price Summary

2 parcels
Approximately 266 acres, after and subject to subdivision
\$1,519,800 asking price
\$5,671 per SAMA cultivated acre
2.00 times the 2026 assessed value (P/AV multiple)
Available to farm in the 2027 crop season

SAMA Information (not including the 9.99 acre current subdivided parcel)

284.8 titled acres
268 cultivated acres



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\$759,900 total 2026 assessed value

\$426,013 average assessment per 160 acres

75.4 soil final rating (weighted average)

The SAMA figures do not included the 9.99 acre current subdivided parcel and do not reflect the final subdivided property. Final acreage and cultivated-area figures should be confirmed once the subdivision is complete.

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone
405	NE	17	40	10	3	37	148.8	149	135	0	0	14	\$397,100	Hamlin	Loam	78.2	F	22
405	SE	20	40	10	3	20	136.0	136	133	0	0	3	\$362,800	Hamlin	Loam	72.6	G	22
Totals							284.8	285	268	0	0	17	\$759,900	Weighted Average Final Rating 75.4				

Average per 160 acres \$426,013

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.

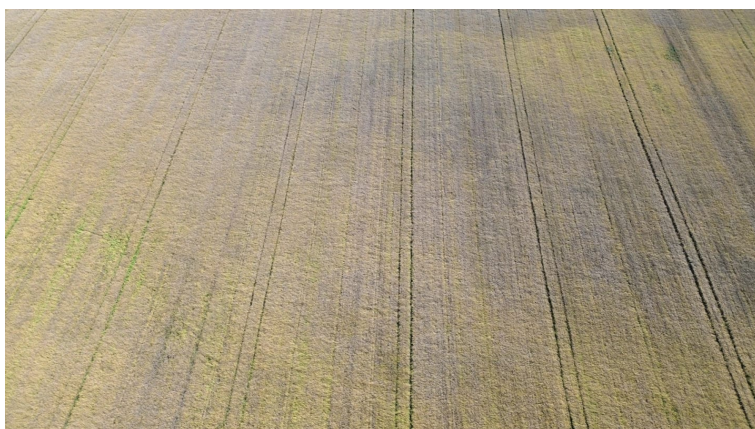
<https://www.sama.sk.ca/property-owner-services/detailed-property-information>

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>





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