



\$1,080,000

Riceton 160 acres Grain Farmland



Lane Stockbrugger
lane.stockbrugger@hammondrealty.ca
(306) 533-5467
HammondRealty.ca



Dallas Pike
Dallas.Pike@HammondRealty.ca
(306) 500-1407
HammondRealty.ca

Property Details

Service Type:	Listing	Rural Municipality:	RM 128 Lajord
Closest Town:	Riceton	Location:	Saskatchewan
MLS Number:	SK044007	Title Acres (ISC):	160
Cultivated Acres:	157	Soil Final Rating:	54
Price:	\$1,080,000	\$/Titled Acres:	\$6,750
Avg AV/Qtr:	\$318,800	Farmland:	\$1,080,000
P/AV Multiple:	3.39		
Enterprise:	Grain		

Description

Located in the Rural Municipality of Lajord No. 128, approximately 30 minutes southeast of Regina, this productive quarter comprises 159.95 ISC titled acres, with approximately 156.95 cultivated acres. Offering an exceptionally high percentage of cultivated land, the property presents an excellent opportunity for producers looking to expand their land base or investors seeking quality Saskatchewan farmland in the Regina Plains.

The land features Rouleau Heavy Clay soils, a highly regarded soil association throughout the Regina Plains, recognized for its moisture-holding capability and suitability for producing cereals, oilseeds, and pulse crops. With nearly the entire quarter in cultivation, the property provides an efficient farming unit.

The quarter carries a 2025 SAMA Soil Final Rating of 54 and an assessed value of \$318,700. Saskatchewan Crop Insurance Corporation (SCIC) classifies the land as Class E within Risk Zone 8, providing buyers with established productivity benchmarks and a clear understanding of the land's agricultural capability.

Positioned within one of Saskatchewan's premier farming districts, this quarter is wide open, allowing purchasers to focus entirely on crop production. Its strong percentage of cultivated acres, productive soil profile, and convenient proximity to Regina make it an attractive addition to an existing farming operation or a long-term land investment. Available for the 2027 growing season, purchasers can immediately incorporate the land into their farming operation.

Legal Land Description							ISC	SAMA Information									SCIC		RM
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	Property Taxes
128	SW	23	13	17	2	0	160.0	160	157	0	0	3	\$318,700	Rouleau	Heavy Clay	54.0	E	8	\$1,043.69
Totals							160.0	160	157	0	0	3	\$318,700	Weighted Average Final Rating 54.0					\$1,043.69

Average per 160 acres \$318,800

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/>

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





