



\$700,000

Richard 160 Acres Grain Farmland



Howard Nodwell

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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
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Closest Town:	Richard	Location:	Saskatchewan
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MLS Number:	SK049247	Title Acres (ISC):	160.4
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Cultivated Acres:	120	Soil Final Rating:	79.6
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Price:	\$700,000	\$/Titled Acres:	\$4,364.09
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Avg AV/Qtr:	\$359,700	Farmland:	\$700,000
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P/AV Multiple:	1.95
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Enterprise:	Grain
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Description

Opportunity to acquire approximately 160 acres of grain farmland in the RM of Douglas No. 436, located northwest of Richard, Saskatchewan.

The property consists of SW 2-45-13-W3 and offers 120 cultivated acres. The land features a silty clay loam soil texture (Krydor soil association). SAMA identifies stones as none to few and the topography as having moderate slopes. The 2026 SAMA assessed value is \$359,700.

Past crops were peas in 2026, canola in 2025, and wheat in 2024. The land is currently under lease expiring at the end of 2026.

The property is being offered as land only with no buildings.

From Richard, travel approximately 13 km north on Highway 376, 6.5 km west on grid road, then 3.5 km north on grid road to the property located on the east side of the road.

Legal Land Description: SW 2-45-13-W3

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
436	SW	2	45	13	3	0	160.4	160	120	0	0	40	\$359,700	Krydor	Silty Clay Loam	79.6	H	22	\$1,151.00
Totals							160.4	160	120	0	0	40	\$359,700	Weighted Average Final Rating 79.6					\$1,151.00

Average per 160 acres \$359,700

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>





