



\$1,400,000

Richard 321 Acres Grain Farmland



Howard Nodwell

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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
Closest Town:	Richard	Location:	Saskatchewan
MLS Number:	SK049259	Title Acres (ISC):	321
Cultivated Acres:	263	Soil Final Rating:	70.1
Price:	\$1,400,000	\$/Titled Acres:	\$4,361.37
Avg AV/Qtr:	\$345,869	Farmland:	\$1,400,000
P/AV Multiple:	2.02		
Enterprise:	Grain		

Description

Opportunity to acquire approximately 321 acres of grain farmland in the RM of Douglas No. 436, located northwest of Richard, Saskatchewan.

The property consists of two contiguous quarters, NW 35-44-13-W3 and SW 35-44-13-W3, comprising approximately 321 acres in total. SAMA information indicates approximately 263 cultivated acres.

The land features a silty clay loam soil texture (Krydor soil association). SAMA identifies the topography as having strong slopes and stones as none to few on both quarters. The NW quarter consists of approximately 125 cultivated acres, with a 2026 assessed value of \$324,300. The SW quarter consists of approximately 138 cultivated acres, with a 2026 assessed value of \$369,600.

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.

NOTE: 5 grain bins located on property are not included in the sale and will be removed.

From Richard, travel approximately 13 km north on Highway 376, 6.5 km west on grid road, then 1.7 km north on grid road to the land located on the east side of the road

Farmland & Price Summary

2 parcels

321 title acres (ISC)

SAMA Information



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(306) 918-7106 Howard Nodwell

321 total acres

263 cultivated acres

58 wetland/bush acres

\$693,900 total 2026 assessed value (AV)

\$345,869 average assessment per 160 acres

70.1 soil final rating (weighted average)

\$1,400,000 Farmland Price

\$4,362 per title acre (ISC)

\$5,323 per cultivated acre (SAMA)

2.02 times the 2026 assessed value (P/AV multiple)

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	NW	35	44	13	3	0	161.0	161	125	0	0	36	\$324,300	Krydor	Silty Clay Loam	68.9	F	22	\$1,038.00
436	SW	35	44	13	3	0	160.0	160	138	0	0	22	\$369,600	Krydor	Silty Clay Loam	71.2	F	22	\$1,188.00
Totals							321.0	321	263	0	0	58	\$693,900	Weighted Average Final Rating		70.1			\$2,226.00

Average per 160 acres \$345,869

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>





