



\$1,500,000

Richard 542 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
Closest Town:	Richard	Location:	Saskatchewan
MLS Number:	SK050385	Title Acres (ISC):	542.4
Cultivated Acres:	427	Soil Final Rating:	46.4
Price:	\$1,500,000	\$/Titled Acres:	\$2,765.49
Avg AV/Qtr:	\$249,713	Farmland:	\$1,400,000
Improvements:	\$100,000	P/AV Multiple:	1.86
Enterprise:	Grain		

Description

542 Acres of Grain Farmland with Yard Site – Richard, SK

Excellent opportunity to acquire approximately 542.41 titled acres located at and directly east of Richard, Saskatchewan, with the farmland situated in the RM of Douglas No. 436 and a portion situated within the Village of Richard. The property comprises approximately 542.41 titled acres (ISC). SAMA information reports approximately 427 cultivated acres and 117 acres classified as not cultivated.

The property includes an established farmyard with a 1,150 sq. ft. bungalow built in 1956, offering 2 bedrooms and 1.5 bathrooms. The well treed yard site includes a variety of berry trees and garden space. A spacious deck on two sides provides outdoor living options including a shaded enclosure and a natural gas bbq hookup. A two door, 24' x 22' detached, metal garage, with a concrete floor is near the residence. Additional farm improvements complement the yard site with a 40' x 60' Quonset and a 40' x 40' shop that is divided with 2/3 as cold storage and 1/3 as a heated and insulated shop area. The property also includes 8 metal grain bins on hopper bottoms with each having approximately 2,000 bushels of stated capacity.

The land package with an existing residence and farmyard is in a convenient location immediately east of the village of Richard and accessed by gravel roads with year-round access. 2026 crops were wheat on NW9-43-12-W3 and canola on SW9-43-12-W3 and SE8-43-12-W3.

SAMA Information

427	cultivated acres
\$750,700	total 2025 assessed value (AV) (Douglas RM No. 436 farmland)
\$249,713	average assessment per 160 acres

46.4 soil final rating (weighted average)

\$1,400,000 Farmland Price

\$2,765 per title acre (ISC)

\$3,279 per cultivated acre (SAMA)

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

\$100,000 Buildings and Improvements

\$1,500,000 Total Price

Detailed Description of Farmland Property

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	2026 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
Village of Richard	NE	8	43	12	3	17	58.04	63				63	\$59,400				K	22	\$307.00
Village of Richard	NE	8	43	12	3	46	5.3	0											
436	SE	8	43	12	3	1	1.31	0											
436	SE	8	43	12	3	2	158.07	160	130	0	0	30	\$324,300	Blaine Lake	Loam	66.29	H	22	\$1,038.00
436	NW	9	43	12	3	0	159.34	160	142	0	0	18	\$288,800	Whitesand	Gravelly Loam	53.11	K	22	\$950.00
436	SW	9	43	12	3	0	160.35	161	155	0	0	6	\$137,600	Black (Alluvium)	Loam	23.60	J	22	\$440.00
Totals							542.4	544	427	0	0	117	\$810,100	Weighted Average Final Rating 46.4					\$2,735.00

Average per 160 acres \$238,265

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/>

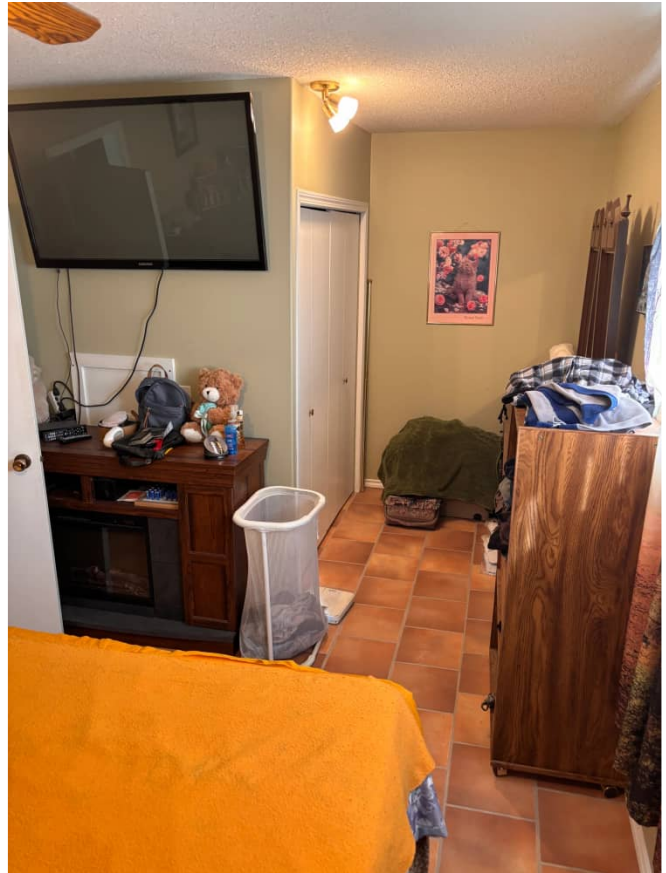
Parcel Crop Insurance Rating

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

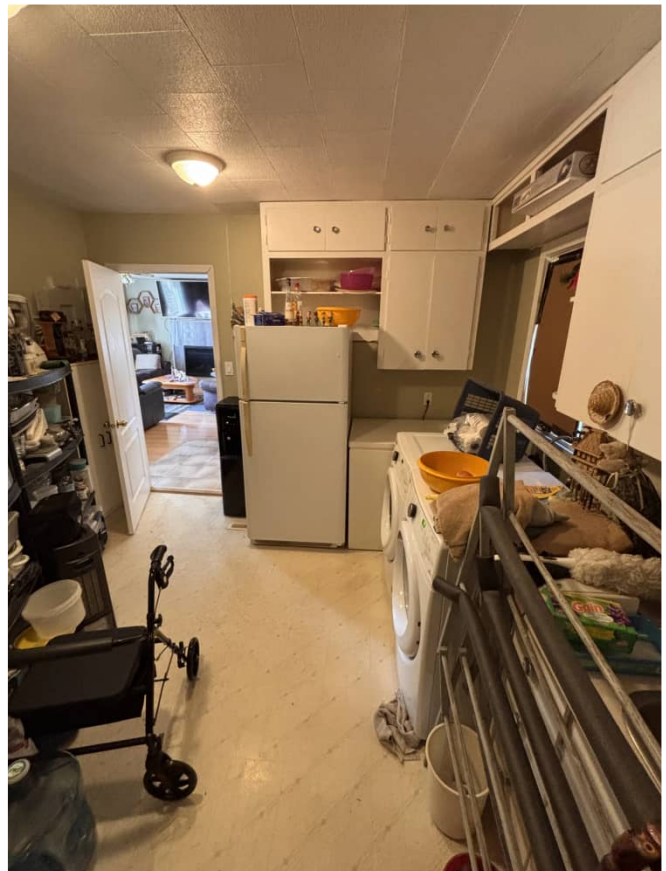






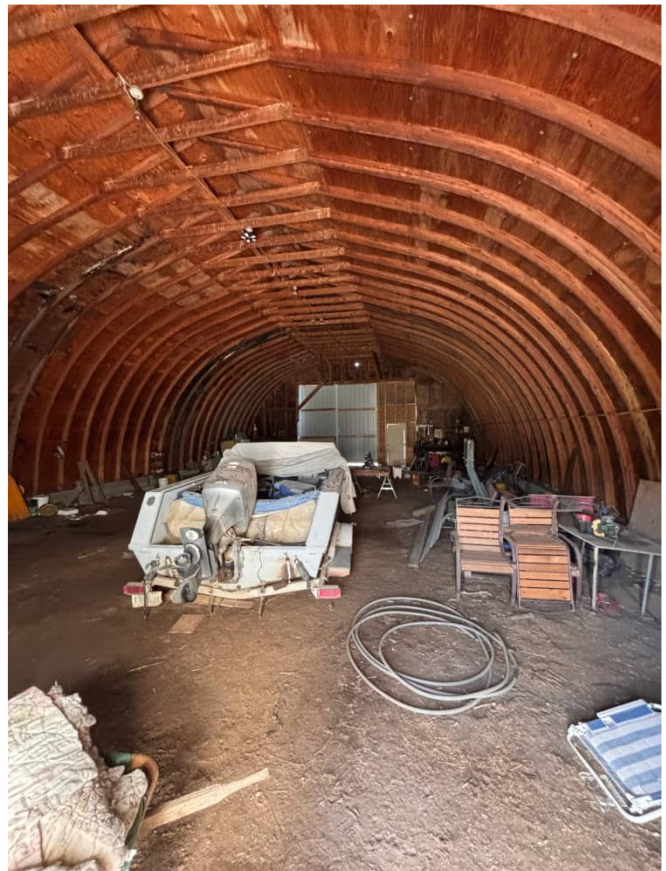
















Maymont 7 miles

Range 12