



\$8,500,000

Richmound 2,867 Acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 142 Enterprise
Closest Town:	Richmound	Location:	Saskatchewan
MLS Number:	SK044996	Title Acres (ISC):	2,867.1
Cultivated Acres:	2,769	Soil Final Rating:	46.23
Price:	\$8,500,000	\$/Titled Acres:	\$2,964.67
Avg AV/Qtr:	\$270,052	Farmland:	\$8,500,000
P/AV Multiple:	1.76		
Enterprise:	Grain		

Description

Located in the RM of Enterprise No. 142, this exceptional 2,867-acre grain farm offers scale, efficiency and excellent infrastructure in southwestern Saskatchewan. The property is situated within three miles of the Alberta border and approximately 90 kilometres northeast of Medicine Hat.

The offering comprises 18 closely grouped quarter sections with 2,769 SAMA cultivated acres—approximately 97% of the total land base. The farmland features productive Fox Valley association clay loam to silty clay loam soils, with soil classifications ranging from H to K and an average assessed value of approximately \$270,000 per 160 acres.

In addition to its extensive cultivated acreage, the property generates more than \$65,000 in surface lease revenue and provides over 100,000 bushels of on-farm grain storage.

The well-developed farmyard is anchored by a recently constructed 13,500 sq. ft. pole building. It incorporates a 4,500 sq. ft. heated shop with a concrete floor, kitchen and meeting room, bathroom and mezzanine. Additional improvements include a separate 2,400 sq. ft. heated shop with natural gas service and a concrete floor, as well as a Quonset for machinery and equipment storage.

This highly cultivated, efficiently assembled land base combines productive soils, substantial supplementary revenue, significant grain storage and modern operating facilities—making it well suited to an expanding farm operation or agricultural investor.

Farmland & Price Summary

18 Parcels

2,867 Title Acres (ISC)



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SAMA Information

2,867 Total Acres

2,769 Cultivated Acres

37 Native Pasture Acres

61 Wetland/Bush Acres

\$4,839,000 Total Assessed Value

\$270,052 Average Assessment per 160 Acres

46.2 Soil Final Rating (Weighted Average)

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	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
142	NW	14	17	29	W3	0	160.70	161	160	0	0	1	270,800	Fox Valley	Clay Loam	45.10	J	4	\$770.02
142	NE	33	17	29	W3	0	155.34	155	154	0	0	1	268,700	Fox Valley	Clay Loam	46.40	J	4	\$764.05
142	NW	33	17	29	W3	3	157.55	158	121	0	37		221,600	Fox Valley	Clay Loam	44.20	J	4	\$630.12
142	SE	33	17	29	W3	0	159.26	159	150	0	0	9	254,800	Fox Valley	Clay Loam	45.20	J	4	\$724.52
142	SW	33	17	29	W3	0	159.70	160	157	0	0	3	271,800	Fox Valley	Clay Loam	46.10	J	4	\$772.86
142	SW	14	17	29	W3	0	159.50	159	153	0	0	6	263,700	Fox Valley	Clay Loam	45.80	J	4	\$749.83
142	NE	15	17	29	W3	0	160.82	161	155	0	0	6	270,800	Fox Valley	Clay Loam	46.50	J	4	\$770.02
142	NW	15	17	29	W3	0	160.91	161	156	0	0	5	265,100	Fox Valley	Clay Loam	45.20	J	4	\$753.81
142	NE	16	17	29	W3	0	160.03	160	158	0	0	2	258,100	Fox Valley	Clay Loam	43.50	J	4	\$733.91
142	NW	27	17	29	W3	0	160.81	161	160	0	0	1	280,200	Fox Valley	Clay Loam	46.60	J	4	\$796.75
142	SE	27	17	29	W3	0	159.21	159	150	0	0	9	258,700	Fox Valley	Clay Loam	45.90	J	4	\$735.61
142	NW	34	17	29	W3	0	159.69	160	159	0	0	1	249,000	Ardill	Clay Loam	41.70	K	4	\$708.04
142	SW	34	17	29	W3	0	159.79	160	158	0	0	2	274,500	Fox Valley	Clay Loam	46.20	J	4	\$780.54
142	SW	2	18	29	W3	0	157.42	157	156	0	0	1	314,100	Fox Valley	Silty Clay Loam	53.60	H	4	\$893.15
142	NE	3	18	29	W3	0	158.95	159	154	0	0	5	302,000	Fox Valley	Silty Clay Loam	52.10	H	4	\$858.74
142	NW	3	18	29	W3	0	160.45	160	154	0	0	6	260,500	Fox Valley	Clay Loam	45.00	J	4	\$740.73
142	SE	3	18	29	W3	0	157.70	158	157	0	0	1	309,900	Fox Valley	Silty Clay Loam	52.50	J	4	\$881.20
142	SW	3	18	29	W3	0	159.27	159	157	0	0	2	244,700	Fox Valley	Clay Loam	40.20	J	4	\$695.81
Totals							2,867.10	2,867	2,769	0	37	61	4,839,000	Weighted Average Final Rating		46.23			\$13,759.71

Average per 160 acres 270,052

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>



Detailed Description of Farmland Property

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>















