



\$120,000

Rosetown 160 acres Grain Farmland



Bobby Montreuil

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Property Details

Service Type:	Listing	Rural Municipality:	RM 287 St Andrews
Closest Town:	Rosetown	Location:	Saskatchewan
MLS Number:	SK050483	Title Acres (ISC):	159.9
Cultivated Acres:	22	Soil Final Rating:	78
Price:	\$120,000	\$/Titled Acres:	\$750.47
Avg AV/Qtr:	\$128,800	Farmland:	\$120,000
P/AV Multiple:	0.93		
Enterprise:	Grain		

Description

Located approximately 10 miles south of Rosetown and ½ mile west of Highway 4, this quarter section features a mix of higher-lying cultivated ground and low-lying native land. The higher-lying ground is currently in grain production. SAMA records 22 cultivated acres, while the seller estimates the cultivated area is closer to 30 acres.

An old yardsite is located on a high point of the property, offering a scenic setting and a potential starting point for someone considering developing an acreage.

A conservation easement is registered on title and is believed to apply only to the low-lying area, and not the approximately 30 acres of grain land. The easement permits summer grazing, haying and certain related improvements, including fences, water sources and livestock holding facilities, in the areas it covers. Buyers should review the registered easement to confirm which areas are covered and what restrictions apply.

Farmland & Price Summary

1 parcel
159.92 title acres (ISC)
Approximately 30 cultivated acres (seller estimate)
22 cultivated acres (SAMA)
\$120,000 asking price

SAMA Information

160 total acres
22 cultivated acres
138 pasture acres
\$128,800 total 2026 assessed fair value



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78.0 soil final rating (weighted average)

Soil association: DK Brown Alluvium

Soil texture: Heavy clay

SCIC rating: Class L, Risk Zone 16

Legal Land Description							ISC	Owner	SAMA Information									SCIC	
RM	Qtr.	Sec.	Twp.	Rng.	Mer.	Ext.	Title Acres	Cult. 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
287	SW	14	28	15	3	0	159.9	30	160	22	0	138	0	\$128,800	DK Brown Alluvium	Heavy Clay	78.0	L	16
Totals							159.9	30	160	22	0	138	0	\$128,800	Weighted Average Final Rating 78.0				

Average per 160 acres \$128,800

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>





