



\$999,750

Saskatoon 159 acres Grain Farmland



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Property Details

Service Type:	Listing	Rural Municipality:	RM 344 Corman Park
Closest Town:	Saskatoon	Location:	Saskatchewan
MLS Number:	SK043117	Title Acres (ISC):	159.6
Cultivated Acres:	147	Soil Final Rating:	61.7
Price:	\$999,750	\$/Titled Acres:	\$6,264.10
Avg AV/Qtr:	\$341,100	Farmland:	\$999,750
P/AV Multiple:	2.93		
Enterprise:	Grain		

Description

Excellent opportunity to acquire 159.6 acres of productive grain farmland in the RM of Corman Park No. 344, conveniently located near Saskatoon. The property consists of two 80-acre parcels with a combined 147 cultivated acres, as reported by SAMA. Predominantly Tuxford clay soils with a weighted average final rating of 61.7, this property offers a strong agricultural land base in a highly desirable area. The topography is level to nearly level and stones are rated none to few on the land.

The property also features a yard site surrounded by mature trees, providing privacy and shelter. The yard site is not serviced.

Located just north of Highway 14, the property offers convenient access from Range Road 3063 and close proximity to Saskatoon. This is an excellent opportunity for local producers looking to expand their land base or farmland buyers seeking productive agricultural land near a major Saskatchewan centre.

From an investment perspective, the combination of productive agricultural acres and proximity to Saskatoon presents a compelling opportunity to add strategically located Saskatchewan farmland to a long-term land portfolio.

The property is zoned D – Agricultural District 1 (DAG1) and is located within the Saskatoon North Partnership for Growth (P4G) planning area. Buyers are encouraged to independently verify zoning, permitted uses and any development requirements with the RM of Corman Park.

The property is currently under lease, expiring October 31, 2026.

Directions: From the intersection of Highway 14 and Range Road 3063, travel approximately 3.5 km north. The property is located on the west side of Range Road 3063.

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	2025 Assessed Fair Value (AV)	Soil Association	Soil Texture	Soil Final Rating	Class	Risk Zone	Property Taxes
344	LSD 1,2	9	37	6	3	49,50	79.8	80	76	0	0	4	\$167,800	Tuxford	Clay	58.7	F	18	\$894.00
344	LSD 7,8	9	37	6	3	37,39	79.8	80	71	0	0	9	\$173,300	Tuxford	Clay	64.9	F	18	\$1,043.00
Totals							159.6	160	147	0	0	13	\$341,100	Weighted Average Final Rating 61.7					\$1,937.00

Average per 160 acres **\$341,100**

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>





